SOUTH NORFOLK COUNCIL
DRAFT SUSTAINABILITY APPRAISAL REPORT
DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

September 2013

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SUSTAINABILITY APPRAISAL REPORT

NON-TECHNICAL SUMMARY

DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

What is the purpose of a Sustainability Appraisal?

0.1 Sustainability Appraisal is a legally required and important part of the plan making process. It allows for an open and independent assessment to be made of the likely economic, social and environmental impacts of the proposed plan on future sustainable development. The appraisal allows the likely effects of alternative policy options to be predicted, evaluated and compared.

What is in the Development Management Policies Document?

0.2 To supplement the Joint Core Strategy (JCS) that covers South Norfolk along with Broadland and Norwich, South Norfolk Council has prepared local planning policies in a number of policy documents.

0.3 A Site Specific Allocations and Policies document allocates sites for development across the district, other than in Long Stratton and Wymondham where Area Action Plans are being prepared and Cringleford where a Neighbourhood Development Plan is being prepared.

0.4 The Development Management Policies provide detailed planning policies to help deliver the JCS and to guide how the Council responds to planning applications for new development across the district. The document includes 44 policies in a structure that reflects the National Planning Policy Framework (NPPF). The policies are design to provide local detail to the more strategic level policies in the JCS and as set out in the NPPF. A reasoned justification is given to each policy providing the context to the policy and a series of notes providing links to other relevant policies or documents.

How was the Sustainability Appraisal carried out?

0.5 The first stage of the process was to decide on the scope of the appraisal, known as stage A. This formed the objectives of the SA, against which both the objectives and the policies of the DM Policies Document have been tested.

0.6 Stage B was the preparation of an Interim Sustainability Appraisal to accompany the 'preferred options' stage of the preparation of the document. This focused on the steps taken to develop and test alternative policy options and the decisions made about which alternatives were selected as the Council's 'preferred options'.

0.7 After this consultation further changes were made to the policies and a full Sustainability Appraisal carried out to fully appraise the likely effectiveness of the final draft versions of the policies the Council intend to adopt, to which this non-technical summary accompanies.

0.8 The table below outlines the stages in which a Sustainability Appraisal is carried out.

Stage A:	Setting the context & objectives, evidence gathering to establish baseline and deciding on the scope, culminating in production of scoping report
Stage B:	Developing and refining the options and assessing the effects and mitigation by testing plan objectives against the SA Framework
Stage C:	Documenting and appraising the effects of the plan and preparing SA report
Stage D:	Consulting on the plan and SA report
Stage E:	Monitoring the significant effects of implementing the plan
Source – Sustainability Appraisal of RSSs and LDDs, ODPM 2005	

Findings of the Sustainability Appraisal

0.9 The South Norfolk Development Management Polices should be consistent with 'higher level' strategic and national planning policies for the Greater Norwich sub-regional – the Joint Core Strategy - and the National Planning Policy Framework (NPPF). Consequently, the scope for alternative South Norfolk Development Management Policy options was constrained to a degree, and the focus was on the policy alternatives necessary to promote and achieve future sustainable development in the face of local opportunities, problems and issues. Because the NPPF effectively provides a 'default' planning policy in the absence of any up-to-date Local Plan policy, the policy alternatives considered at Stage B generally included an alternative option of having no South Norfolk Development Management Policy on a particular topic and relying on the 'higher level' policies instead. Other alternative options considered included the inclusion of some more or less stringent policies on certain aspects.

0.10 In every case the Preferred Option Policy was found at Stage B to perform better or at least as well as the reasonable alternative considered. All the Preferred Option Policies were found likely to have an overall positive or neutral impact on all the Framework Objectives and support the future sustainable development of South Norfolk.

0.11 The appraisal process has identified a number of improvements to draft Preferred Option Policies. All the recommended improvements were then included in the versions of the draft Development Management Policies published in the 'preferred options' consultation document.

0.12 The policies were then revised taking into account representations received from the consultation. This led to the deletion of two policies where unnecessary duplication of the NPPF was found and a number of minor policy amendments to make the policies more robust.

0.13 The revised policies were then subject to sustainability appraisal again. Because the policy revisions were minor and did not alter what they were fundamentally seeking to achieve, there is minimal alteration to the findings at the interim stage. The appraisal found that no policies had serious adverse impacts, and that the majority had clear positive impacts.

Short term effects

0.14 The majority of the policies offer economic and social benefits in the short term or have no adverse impacts on the overarching sustainability objects.

Medium and long term effects

0.15 Medium and longer term positive impacts of the DM policies are generally assessed as being positive. As developments are progressed, the impacts of policies become more noticeable and effective.

Cumulative and Synergistic effects

0.16 The fact that the majority of the DM policies address local issues means that on the whole the cumulative and synergistic impacts are neutral or positive. Most of the 'main' policy decisions (and mitigation that flows from them) have already been taken in the adopted Joint Core Strategy.

Likely Significant Environmental Effects

0.17 The impacts of the DM Policies Document are relatively minor, which is to be expected since the DM Policies are at the lower tiers of the planning process adding detail to the broader principles set out within the **NPPF and the JCS**.

0.18 The effects of the policies have been found to be generally positive. As would be expected, policies in section 2 scored particularly favourably on economic objectives, section 3 on social objectives and section 4 on environmental objectives. A couple of minor amendments/improvements were required, but overall no major negative effects were found.

0.19 As a consequence, the Sustainability Appraisal report does not raise any significant concerns with the proposed policies.

1. Introduction

The Development Management Policies DPD

1.1 The Development Management Policies Document (DM Policies Document) will provide an important part of the framework of Local Plan policies used to promote sustainable development and to assess planning applications in South Norfolk. The purpose of the DM Policies Document is to set expectations for sustainable development and to give the standards and criteria by which planning applications for land use and building will be considered. The DM Policies Document are part of a framework of Local Plan documents and should not be read in isolation, however they will be a key reference for the assessing the circumstances in which planning permission will or will not be granted.

1.2 While many strategic planning choices have already been made in the Joint Core Strategy and other Plans, the content of the DM Policies Document will be particularly important in making decisions on individual planning applications, balancing competing concerns to ensure all the development permitted contributes to the sustainable development of South Norfolk. The Sustainability Appraisal (SA) process has an important part to play in demonstrating that the proposed Policies are sound and reflect the sustainable development principles.

1.3 The DM Policies Document will be an important tool in helping to deliver the sub-regional spatial planning strategy set out in the 'Joint Core Strategy for Broadland, Norwich and South Norfolk' (known as the Joint Core Strategy or JCS). The JCS was adopted in March 2011 and has been prepared jointly by South Norfolk, Broadland, Norwich City and Norfolk County Councils and sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. Full documentation is available at:

http://www.gndp.org.uk/our-work/joint-core-strategy/adoption/

1.4 The Council undertook early consultation on the 'issues and options' to be considered in formulating the DM Policies Document; this led to the preferred options which contained a full draft of the proposed draft Policies and their Reasoned Justification, together with some associated site and area designations shown on accompanying maps which were then the subject of public consultation. Following this consultation, minor amendments have been made to the draft policies leading to the current document. Reasonable alternative policy approaches and forms of wording have been considered through the process.

Purpose of the Sustainability Appraisal Report

1.5 This report is the Draft SA Report (Stage C) of the Sustainability Appraisal process. It incorporates the requirements of the Environmental Report as required by Article 5(1) of the SEA Directive. It is a key output of the appraisal process, presenting information on the effects of the plan. This

report also covers Stages A and B of the SA/SEA process as presented in Table 1.1 below.

Preparation of the Sustainability Appraisal

1.6 South Norfolk Council officers have prepared all stages of the SA in-house, with advice, information and support from various partners and colleagues, such as Norfolk County Council, the Environment Agency, Natural England and English Heritage.

1.7 Table 1.1 below sets out the SA/SEA tasks and the timetable and responsibility for completing these tasks in the context of the preparation of the Development Management Document

Table 1.1: SA/SEA Programme and Responsibilities

SA/SEA Stage	SA Tasks	When
Stage A: Setting the context, establishing the baseline and deciding the scope	A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	August 2010 Revised September 2013
	A2: Collecting baseline information	August 2010 Revised September 2013
	A3: Identifying sustainability issues and problems	August 2010 Revised September 2013
	A4: Developing the SA framework	August 2010 Revised September 2012
	A5: Consulting on the scope of the SA	August 2010
Stage B: Developing and refining options and assessing effects	B1: Testing the Local Plan Document objectives against the SA framework	September 2012
	B2: Developing the Local Plan Document options	August 2010 August 2011 September 2012 March 2013 September 2013

	B3: Predicting the effects of the Preferred Options Local Plan Document	September 2012
	B3: Predicting the effects of the Pre-Submission DPD	September 2013
	B4: Evaluating the effects of the Preferred Options Local Plan Document	September 2012
	B4: Evaluating the effects of the Pre-Submission DPD	September 2013
	B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	September 2012 March 2013 September 2013
	B6: Proposing measures to monitor the significant effects of implementing the DPDs.	September 2013
Stage C: Preparing the SA Report	C1: Preparing the SA Report	September / October 2013
Stage D: • Publication of the DPD and the SA Report	D1: Public participation on the Issues and Options DPD and the SA Report	October-December 2013
	D2(i): Appraising significant changes	December 2013-February 2014

Limitations of the SA/SEA

1.8 South Norfolk Council has relied on published data and information provided by others (as well as internal SNC data) in the production of this SA Report. The compiled sustainability baseline data has been used to provide a 'snapshot' of current key issues in South Norfolk.

Structure of the SA Report

1.9 The SA Report is set out as follows:

- **Section 1** of this report provides an introduction to the project including background, purpose of the SA Report, timetable for preparation and SA/SEA limitations;
- **Section 2** outlines the legislative context and requirements of SA and SEA and summarises the approach taken for the SA/SEA process;
- **Section 3** describes the South Norfolk Local Plan context, including the Joint Core Strategy and the emerging suite of Local Plan documents currently being prepared;
- **Section 4** presents the review of relevant literature, plans, programmes and policies and implications for the DM Policies Document and SA/SEA (Task A1);
- **Section 5** describes the sustainability baseline conditions for the South Norfolk Council area,
- **Section 6** identifies the main sustainability issues
- **Section 7** discusses the development of the SA Framework (Task A4)
- **Section 8** details the consultation on the scope of the SA (Task A5);
- **Section 9** presents the SA/SEA Framework including the objectives used to assess the proposed sites (Task B1);
- **Section 10** Provides details of the process of developing & refining the Alternative Policy Options (Task B2)
- **Section 11** presents the predictions & evaluation of the effects of the DM Policy Document (Task B3 & B4);
- **Section 12** presents the mitigation recommendations developed as a result of the appraisal to strengthen the Development Management Document (Task B5); and
- **Section 14** provides details of the proposed monitoring framework linked to specific indicators (Task B6).

2. Strategic Environmental Assessment and Sustainability Appraisal Legislative Requirements and Approach

Legislative Requirements

2.1 Under the Planning and Compulsory Purchase Act (2004) and the Development Plan Regulations, there is a requirement for local planning authorities to undertake a Sustainability Appraisal (SA) on each of its Local Development Documents. In July 2004 an assessment of the effects of certain plans and programmes on the environment, known as Strategic Environmental Assessment (SEA), became a statutory requirement in accordance with European Directive 2001/42/EC. The objective of the SEA Directive is to provide a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development. The SEA also works to inform the decision-making process through the identification and assessment of the cumulative significant effects a plan or programme will have on the environment at the strategic level.

2.2 In accordance with the European Directive, the SEA Regulations and Department for Communities and Local Government guidance, a combined SA/SEA has been undertaken on the Development Management Policies Document. Guidance on carrying this SA/SEA was taken from:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (DCLG, 2005; superseded 2010);
- DCLG Plan-Making Manual: Sustainability Appraisal (2010; supersedes the above document);
- A Practical Guide to the Strategic Environmental Impact Assessment Directive (DCLG, 2006);
- Environmental Assessment of Plans and Programmes Regulations 2004.

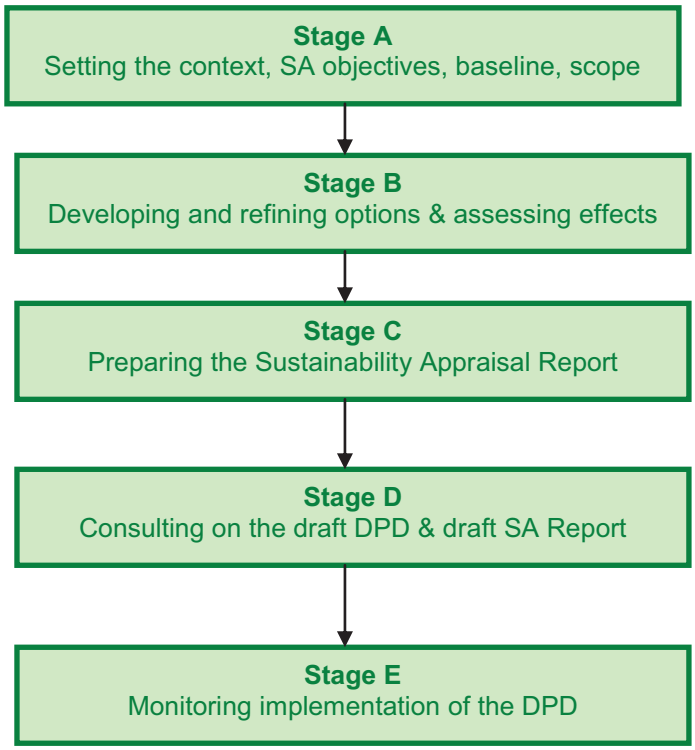
Approach to the SA/SEA Process

2.3 In applying the SA/SEA to the Development Management Document South Norfolk Council aims to:

- Identify options for delivering sustainable growth in housing, employment and facilities in South Norfolk;
- Further enhance positive environmental, social and economic effects of the plan; and
- Reduce and minimise the negative environmental, social and economic effects that may result from the implementation of the plan.

2.4 To ensure that the SA/SEA is robustand complies with current legislation and best practice, it follows Stages A-E, identified in the DCLG document 'A Practical Guide to the Strategic Environmental Impact Assessment Directive' and the DCLG 'Plan-Making Manual'.

Figure 1: The SA/SEA Process



- **Stage A** – identifying other plans and programmes, establishing baseline conditions and SA/SEA objectives, identifying sustainability issues, developing the SA/SEA Framework and consulting on the scope;
- **Stage B** – developing and refining options, predicting, evaluating and mitigating the effects. There have been a number of rounds of public consultation, the results of which have been incorporated in this SA Report;
- **Stage C** – preparing the Draft SA Report. The SA/SEA guidance documents referred to above have been used to prepare this report;
- **Stage D** – Consultation on the Interim SA Report took place in Spring 2013 as part of the Preferred Options stage. This draft SA Report builds on this and consultation on the Pre-Submission Development Management Policies Document and the Draft SA Report will run from the end of October to Mid December 2013;
- **Stage E** – Stage not reached yet.

Components of the Environmental Report that make up the SA Report

2.5 This SA Report incorporates the requirements for an Environmental Report, as set out in the DCLG Plan-Making Manual. Table 2.2 below indicates where specific requirements of the Strategic Environmental Assessment (SEA) Directive can be found within this report.

Table 2.1: SEA Directive Requirements Checklist

Environmental Report Requirements	Section of this Report
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 5
The environmental characteristics of areas likely to be significantly affected	Section 5 and 6
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 6
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 4
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 11 and Appendices 4,5
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 12
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 13

A description of the measures envisaged concerning monitoring in accordance with Article 10	Section 14
A non-technical summary of the information provided under the above headings	Start of Report

3. South Norfolk Local Plan Context

Introduction

3.1 A new system for the preparation of development plans was introduced under the Planning and Compulsory Purchase Act (2004). Under this system, which was amended by the Localism Act (2011), a (Replacement) South Norfolk Local Plan is gradually being prepared, which will eventually supersede the adopted (2003) South Norfolk Local Plan.

The Joint Core Strategy for Broadland, Norwich and South Norfolk

3.2 The Joint Core Strategy (JCS) was adopted in 2011 and covers the three districts of Broadland, Norwich and South Norfolk. It sets out the long-term vision and objectives for these areas, including strategic policies for steering and shaping development. It identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It helps co-ordinate and deliver other services and related strategies.

3.3 The JCS is designed to deliver substantial growth in housing and employment but this is dependent on investment to overcome the deficiency in supporting infrastructure. The JCS cannot be delivered without the implementation of the Norwich Area Transportation Strategy including the Northern Distributor Road. Other fundamental requirements include significant investment in green infrastructure, education, waste and water infrastructure including Whitlingham sewage treatment works and a range of other community facilities.

3.4 The JCS runs to the end of March 2026.

The Emerging South Norfolk Local Plan

3.5 Sitting underneath the JCS is a suite of (emerging) South Norfolk Local Plan Documents which will, alongside the JCS, form the complete Local Plan (once adopted). These Documents (which will all run to the end of March 2026) are:

- The **Site Specific Allocations and Policies Document**, which covers the whole of South Norfolk, apart from the areas in Long Stratton, Wymondham and Cringleford;
- The **Wymondham Area Action Plan (AAP)**, which will guide development and change in the town, including delivering a minimum of 2200 dwellings, whilst protecting the historic character of the town and the Strategic Gap between Wymondham and Hethersett;
- The **Long Stratton AAP**, which will guide development and change in the village, including delivering a minimum of 1800 dwellings and a Long Stratton Bypass;

- **The Gypsy and Traveller Document**, which will contain allocations and policies for gypsy and traveller sites.

Cringleford Neighbourhood Plan

3.5 Cringleford Parish Council is preparing a Neighbourhood Plan to help deliver a minimum of 1200 new dwellings, whilst respecting the existing semi-rural open and green character of the village. Although it will not be a formal part of the South Norfolk Local Plan, on adoption it will form part of the Development Plan for South Norfolk, and planning applications in Cringleford will be assessed against the policies in the Neighbourhood Plan.

4. Task A1 - Review of Literature, Plans, Programmes and Policies

4.1 The sustainability guidance reflects the need for the Local Planning Authority to take into account the relationships between a Local Plan and other relevant policies, plans, programmes and sustainability objectives. The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account. Other relevant documents include the UK Sustainable Development Strategy, the NPPF, and a range of other plans and strategies, all of which may influence the options to be considered in preparation of the Local Plan. Information on these relationships will enable potential synergies to be exploited and any inconsistencies and constraints to be addressed.

4.2 The Joint Core Strategy Scoping Report includes a wide ranging review of the plans, programmes and policies which are likely to impact upon the proposals in the Joint Core Strategy area, of which South Norfolk is a part (see Appendix 1 of the Joint Core Strategy Scoping Report - http://www.gndp.org.uk/sustainabilityappraisal). There is a degree of overlap between documents with lower level documents reflecting and applying objectives and policies from higher-level documents.

4.3 The list of documents within the Joint Core Strategy Scoping Report have been examined to establish whether any have been revised or superseded and whether any other lower level documents with particular relevance to the production of the Site Specific Policies and Allocations Plan should be included.

4.4 Since the Scoping Report was published in 2010 the National Planning Policy Framework (NPPF) has been published, superseding the Planning Policy Statements and Guidance Notes (PPS's and PPG's). The NPPF has streamlined national planning policy; however, the majority of the core themes from the PPSs and PPGs remain. The NPPF has introduced a strong "presumption in favour of sustainable development."

4.5 In addition to the NPPF, there have been two other major changes since the publication of the scoping report; the Localism Act received royal assent in 2011, and the East of England Regional Spatial Strategy was formally abolished in January 2013.

4.6 Table 4.1 provides a list of all of the relevant international, national, regional, county and local level plans which have been reviewed. A full review of all of the literature and the consequent implications on the plans is included within Appendix 1

Table 4.1 – International, National, Regional, County and Local Level Plans

International • The Rio Earth Summit (1992) • The Rio Earth Summit +20 (2012) • Kyoto Protocol and the UN Framework on Climate Change (1992) • The Conservation of Natural Habitats and of Wild Fauna and Flora Directive (92/43/EEC) • European Air Quality Framework Directive (96/62/EC) • European Water Framework Directive (2000/60/EC • EC Directive on the assessment of the effects of certain plans and programmes on the environment (2001/42/EC) • Directive (2001/77/EC) Promotion of development of renewable energy sources and their use • The World Summit on Sustainable Development, Johannesburg, (2002) • Directive on the Promotion of Biofuels and other Renewable Fuels for transport (2003/30/EC) • European Spatial Development Perspective
National • Planning (Control of Major Accident Hazards) Regulations (implements obligations under Seveso II Directive Council Directive 96/82/EC • Saving Lives: Our Healthier Nation White Paper (1999) • DfT 10 year Transport Plan (2000) • Rural White Paper: Our Countryside (2000) • Urban White Paper- Our Towns and Cities: The Future (2000) • Air Quality Strategy for England etc (Jan 2000 + Feb. 2003 addendum) • Air Quality Strategy for England etc (Jan 2000 + Feb. 2003 addendum) • Rural Strategy (2004) • ODPM Safer Places: The Planning System and Crime Prevention (2004) • Securing the Future - the UK Sustainable Development Strategy 2005

- Code for Sustainable Homes: A step-change in sustainable home building practice. (2006)
- UK Climate Change Programme (latest version March 2006)
- Energy Review (2006)
- Local Government White Paper 2006 – Strong and Prosperous Communities
- State of the Countryside Report (2008)
- Sustainable Communities Plan: Building for the future
- Localism Act (2011)
- National Planning Policy Framework (2012)
- Technical Guidance to the National Planning Policy Framework (2012)
- Planning Policy for Traveller Sites (2012)

Regional

- A Sustainable Development Framework for the East of England (EERA, 2001)
- A Sustainable Development Framework for the East of England (EERA, 2001)
- Sustainable Communities in the East of England (2003)
- Our Environment, Our Future. Regional Environmental Strategy for East of England EERA (2003)
- Sustainable Tourism Strategy for the East of England (2004)
- Economic Strategy for the East of England EEDA (2004)
- Sustainable Futures: The Integrated Regional strategy for the East of England (2005)
- East of England Social Strategy (2007)
- East of England Plan Regional Spatial Strategy (2008)
- Norfolk, Suffolk and Cambridgeshire Strategic Health Authority Health Strategy 2005 – 2010
- Living with Climate Change in the East of England
- East of England Plan: Single issue review 'Planning for Gypsy and Traveller Accommodation in the East of England' (2009)

- Water resources for the future: a strategy for the Anglian Region
- Broadland Rivers Catchment Abstraction Management Strategy
- Broadland Rivers Catchment Flood Management Plan
- New Anglia Local Enterprise Partnership for Norfolk and Suffolk: Towards a Growth Plan (2013)

Local

- South Norfolk Crime Reduction Strategy (2003)
- South Norfolk Corporate Equality Plan (2003)
- South Norfolk Empty Homes Strategy (2003)
- Norfolk Biodiversity Action Plan (2004)
- Biodiversity SPG for Norfolk (2004)
- The Broads Plan 2004
- South Norfolk Economic Development Strategy (2004
- South Norfolk Tourism Strategy (2004)
- Gypsies and Travellers Strategy for Norfolk (2005-2008)
- Greater Norwich Housing Strategy (2005 – 2010)
- South Norfolk Leisure/Culture & Countryside Strategy (2006-2016)
- Towards Stronger Communities: South Norfolk's Strategy for Community Cohesion (Oct 2006)
- Local Transport Plan for Norfolk 2006 – 2011 (inc. Transport Strategy to 2021)
- Joint Municipal Waste Management Strategy for Norfolk 2006 – 2020
- The Broads Authority Local Development Framework Core Strategy (Adopted 2007)
- Learning Disability Employment Plan for Norfolk (2007)
- Tomorrow's Norfolk, Today's Challenge – A Climate Change Strategy for Norfolk (2008)
- Partnership of Norfolk Authorities Strategic Flood Risk Assessment (2008)
- Norfolk Action – Norfolk's Local Area Agreement (2008-11)
- Breckland District Council Core Strategy and Development Control

Policies DPD (2009)

- Waveney District Council Core Strategy (2009)
- Joint Core Strategy for Broadland, Norwich and South Norfolk (publication document November 2009)
- Greater Norwich Development Partnership Green Infrastructure Strategy (2007) and Delivery Plan (2009)
- GNDP Greater Norwich Economic Strategy (2009-2014)
- South Norfolk Alliance Sustainable Community Strategy
- South Norfolk Cycling Strategy
- South Norfolk Corporate Environment Strategy
- South Norfolk Council's Strategy for Health and Well-Being
- South Norfolk Local Agenda 21 Strategy
- Norwich Area Transport Strategy
- Norfolk Ambition (Norfolk Community Strategy)
- Shaping the Future - an economic strategy for Norfolk and Waveney, and a social cohesion strategy for Norfolk
- Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD (2011)
- Norfolk Minerals Site Specific Allocations Document (2013)
- Norfolk Waste Site Specific Allocations Document (2013)

Key Implications of the Policy Review

4.7 During the review of plans, programmes and policies, a number of key issues were identified that needed to be included when developing the local plan document. A summary of these key issues includes:

- Supporting local economic growth, through the provision of new employment land.
- Ensure there is an adequate supply of new housing, to meet all the objectively assessed needs of the District.
- Ensuring the sustainable use of transport – specific consideration to the location of sites where there is access to public transport.
- Protection and enhancement of the natural and built environment – ensuring new housing and employment areas are not located within the

most sensitive environments and protecting sensitive landscapes, biodiversity and historical assets.

- Ensuring the effective use of natural resources and minimising the vulnerability to climate change.
- Minimising flood risk – ensuring new allocations neither increase flood risk in areas or are located on sites at high risk of flooding.

5. Task A2 - Baseline Information: Social, Environmental and Economic

5.1 Baseline information provides the context for assessing the sustainability of the Development Management Policies Document, and it also provides the basis for identifying trends, predicting the likely effects of the plan and also monitoring its outcomes.

5.2 The baseline information was initially presented within the scoping report and has been updated with the different iterations of the SA. Full information is attached as Appendix 2.

A Spatial Portrait of South Norfolk

5.3 The following chapter provides baseline information which has helped to enable the identification of sustainability issues, which should be addressed through the various Local Plan documents. It will also act as a reference against which the sustainability implications of the Local Plan can be monitored.

Demographics

5.4 South Norfolk District is composed of 119 parishes, within 34 wards.

Table 5.1 – Demographic: Population

Baseline figures	South Norfolk
Previous population 1991 Census	103,410
Previous households 1991 Census	43,916
Previous Population 2001 Census	110,710
Previous Households 2001 Census	46,607
Population 2011 Census	124,012
Households 2011 Census	52,809
Population 2011 (%): a) 0 – 14 years old	16.7%
b) 16 – 44 years old	33.2%
c) 45 – 64 years old	28.7%
d) 65 years old and over	21.4%
Urban: rural split (%)	22.3: 77.7
Population density 2011 People/ ha	1.37
Projected population 2015	128,200

Projected population 2025	141,300

(Source: Norfolk Insight, ONS & South Norfolk AMR)

Environment & Landscape

5.5 The South Norfolk landscape is a mixture of broad, open arable farmland plateaux and six main river valleys, including the major watercourses of the Rivers Yare and Waveney and the adjoining Norfolk and Suffolk Broads to the north and east. The geology of the district is characterised by glacial deposits. The local Landscape Character Assessment refines the national Landscape Character Areas which identified seven separate landscape types across the district.

5.6 Throughout the district there are a number of areas of locally significant landscape value. Many of these follow the route of important river valleys, predominantly along the River Wensum and the rivers Waveney, Tiffey, Yare, Tas, Tud and Chet. Additional areas of landscape value also include areas of open land that maintain a separation between certain settlements, and a large landscape protection area around the A47 south of Norwich, which is considered important for preserving the historic setting of the city of Norwich.

5.7 There are relatively few international nature conservation sites within South Norfolk, and none fall entirely within the boundary of the district (see paragraph 3.2 of the Site Specific Allocations and Policies Document and Wymondham Area Action Plan Habitat Regulations Assessment for more details). Four small component units of The Broads SAC/Broadland SPA are within South Norfolk between Surlingham and Loddon with two other very small component units near Geldeston on the District's southern boundary. The River Wensum SAC forms the northern boundary of the district in the area near Costessey although for most of this section the SAC designation is mostly confined to the river channel rather than the wider floodplain. In addition, two component units of the Norfolk Valley Fens SAC are within South Norfolk, Coston Fen (near Runhall) and Flordon Common.

5.8 There are many valuable wildlife habitats of national and local importance in South Norfolk, with nearly 250 County Wildlife Sites and over 100 areas of ancient woodland. Of the 930 hectares of SSSI (across 26 sites), 86% were in 'favourable' or 'unfavourable recovering' condition in 2011.

Table 5.2 – SSSI Habitats in South Norfolk

SSSI name	*Habitat*
Aslacton Parish Land	Neutral grassland - lowland
Bramerton Pits	Earth heritage
Broome Heath Pits	Earth heritage
Caistor St. Edmund Chalk Pit	Earth heritage
Coston Fen, Runhall	Fen, marsh and swamp - lowland
Duncan's Marsh, Claxton	Fen, marsh and swamp - lowland
Flordon Common	Fen, marsh and swamp – lowland + broadleaved, mixed and yew woodland - lowland
Forncett Meadows	Neutral grassland - lowland
Fritton Common	Acid & Neutral grassland - lowland
Gawdyhall Big Wood, Harleston	Broadleaved, mixed and yew woodland - lowland
Geldeston Meadows	Fen, marsh and swamp – lowland + standing open water and canals
Hardley Flood	Fen, marsh and swamp – lowland & standing open water and canals
Hedenham Wood	Broadleaved, mixed and yew woodland - lowland
Leet Hill, Kirby Cane	Earth heritage
Lower Wood, Ashwellthorpe	Broadleaved, mixed and yew woodland - lowland
Poplar Farm Meadows, Langley	Fen, marsh and swamp - lowland
Pulham Market Big Wood	Broadleaved, mixed and yew woodland - lowland
River Wensum	Rivers and streams + neutral grassland - lowland
Sea Mere, Hingham	Standing open water and canals & neutral grassland - lowland

SSSI name	*Habitat*
Sexton Wood	Broadleaved, mixed and yew woodland - lowland
Shelfanger Meadows	Neutral grassland - lowland
Shotesham Common	Neutral grassland - lowland
Shotesham-woodton Hornbeam Woods	Broadleaved, mixed and yew woodland - lowland
Stanley And Alder Carrs, Aldeby	Fen, marsh and swamp - lowland
Tindall Wood, Ditchingham	Broadleaved, mixed and yew woodland - lowland
Yare Broads And Marshes	Fen, marsh and swamp – lowland + broadleaved, mixed and yew woodland – lowland & standing open water and canals

(Source: Natural England)

5.9 In addition to SSSIs South Norfolk contains many priority habitats and species and 245 County Wildlife Sites cover 1835 hectares throughout the district.

5.10 The towns and villages scattered around the district are home to many historic buildings and heritage features, which help create their own distinctive character. The district has a wealth of listed buildings, scheduled monuments, and Conservation Areas. There are also historic gardens covering 25 hectares remaining from significant estates in the District, although at least 26 more hectares have been lost since the 1880s. There are also many areas of archaeological interest within the district, including a protected area of Roman-era hedgerow patterns in Dickleburgh. These sites all contribute towards the special character and distinctiveness found in South Norfolk.

Table 5.3 – Listed Buildings & Sites of Special Interest 2013

Asset	Number
Grade I Listed Buildings	102
Grade II* Listed Buildings	147
Grade II Listed Buildings	3061
Scheduled Ancient Monuments	35
Sites of local archaeological interest	2875
Historic Parks and Gardens (English Heritage Register)	7

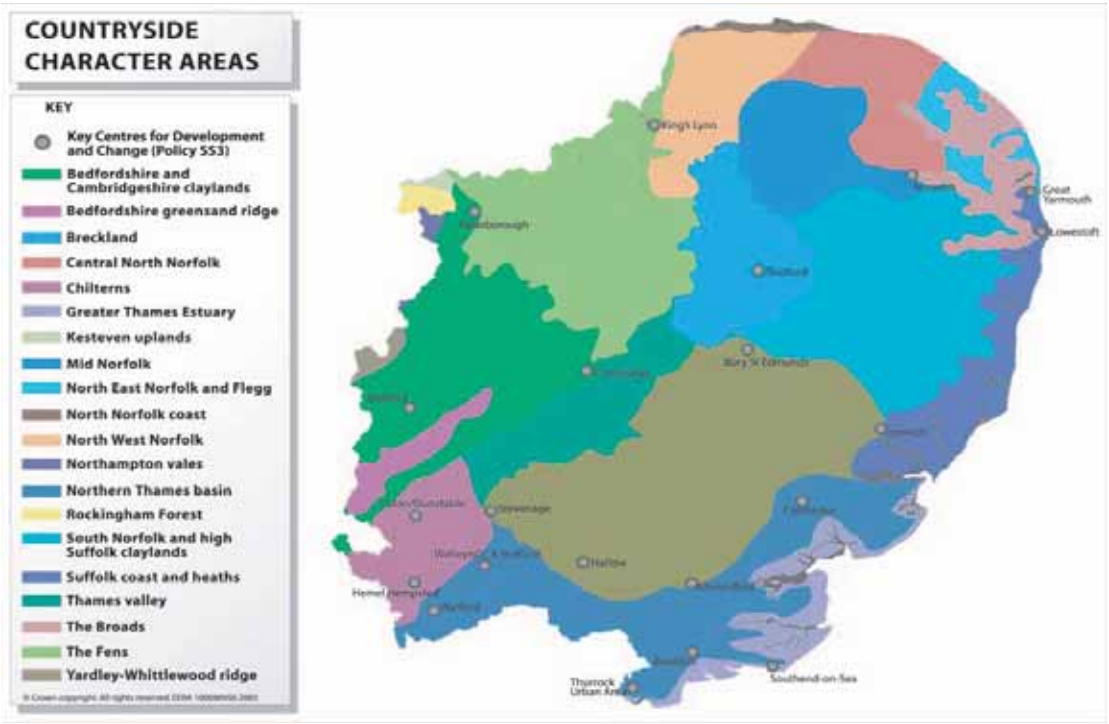


Figure 5.1: Natural England National Landscape Character Areas. *Source: East of England Plan (2008)*

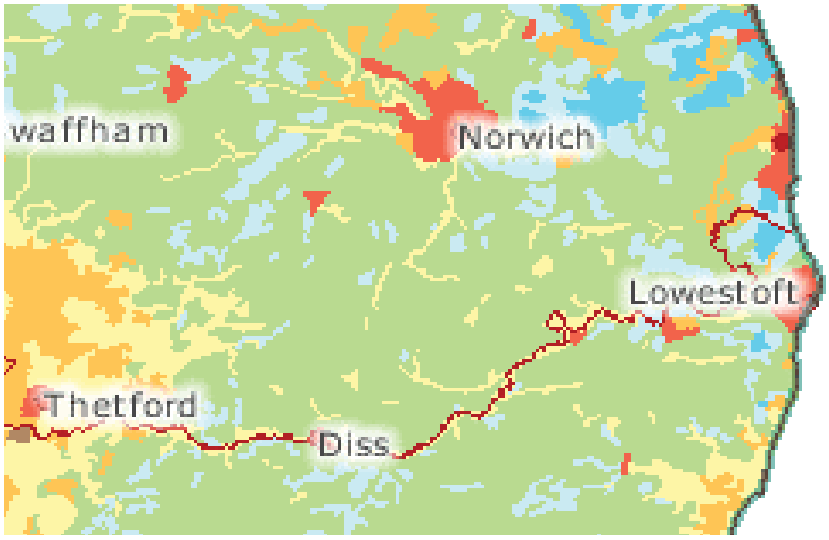
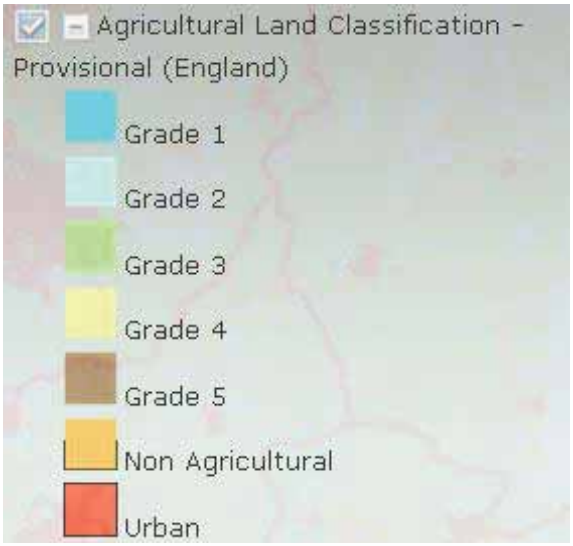


Figure 5.2: Agricultural Land Classification. *Source:* www.magic.gov.uk



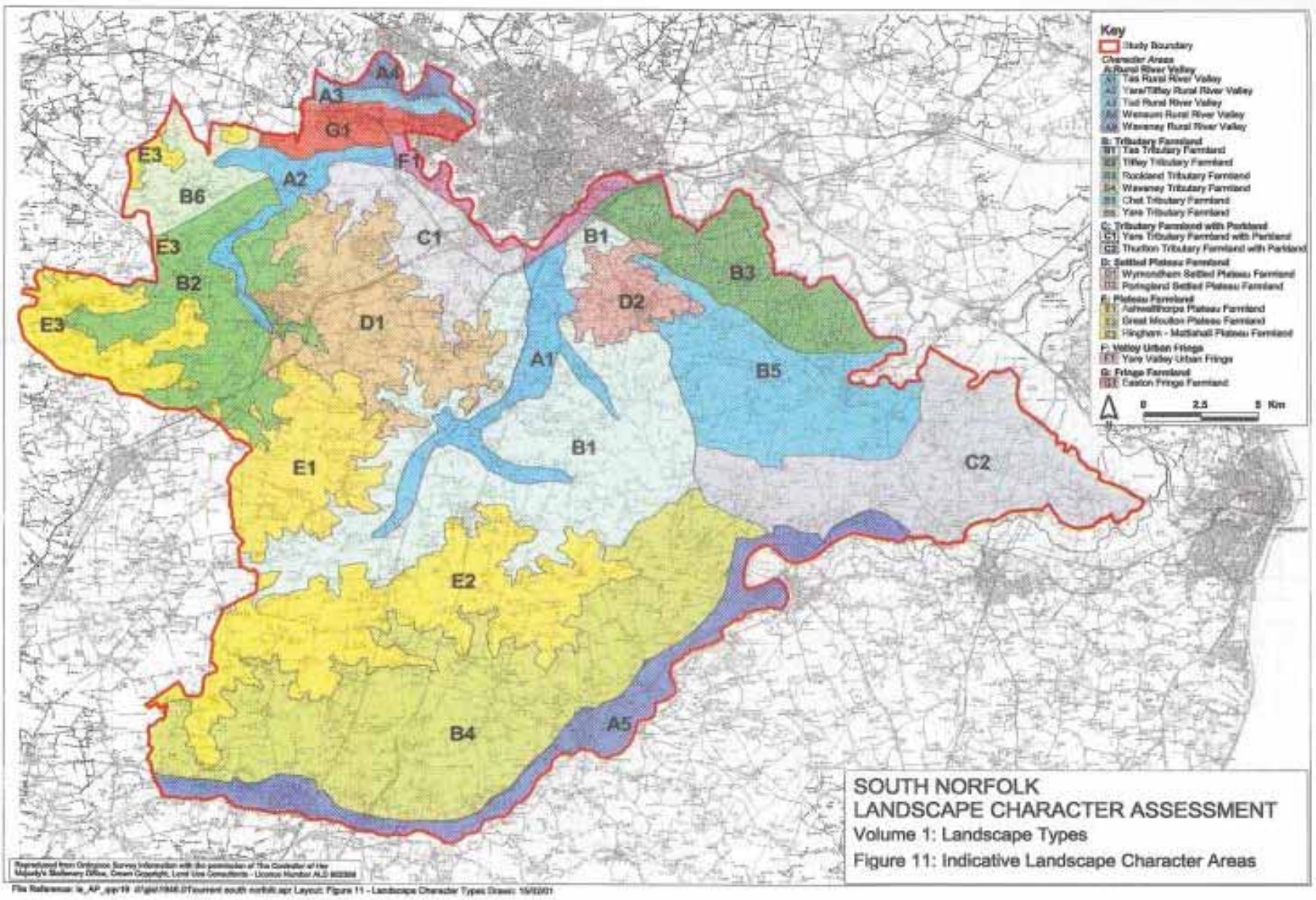


Figure 5.3: Landscape Types and Character Areas of South Norfolk. *Source: South Norfolk Landscape Assessment (2001)*

Water Resources

5.11 East Anglia is recognised as one of the driest areas of the country. Pressure on water resource supplies is exacerbated by lower rainfall, the large agricultural economy as well as continued residential and employment growth. Water is a vital societal, ecological and economic resource. Increased pressure on water quality, supply and drainage/flooding aspects are significant issues for the Site Specific Allocations and Policies Document and the two Area Action Plans to assess/take into consideration. The presence of the Broads Authority area (which has a status equivalent to a National Park) and numerous international, national and locally important water-based conservation areas highlights the importance of water resources in the plan area.

5.12 Rivers such as the Wensum, Yare and Waveney are important aspects of the catchment area across South Norfolk, feeding into the Broads, providing nutrients as well as important habitats in their own right. The Broads and parts of the Wensum are designated as internationally important 'Special Areas of Conservation'.

Waste, Energy and Resources

5.13 The reduction of waste and increasing re-use and recycling in the district are key Council priorities. South Norfolk is amongst the lowest producers of household waste per capita in Norfolk (351kg per person), recycling 40% and composting 14% of its household waste in 2012/13. There are a number of small household-size renewable energy projects installed across the district, but as of yet no major renewable energy generation facilities exist. All households in South Norfolk now have an alternate weekly kerbside waste and recycling service through which paper, card, metal cans and plastic bottles are collected for recycling. In addition the County Council provides four Household Waste Recycling Centres within South Norfolk and there are 125 community-based mini recycling centres providing facilities for recycling glass bottles, textiles and other materials throughout the District. Future waste strategies will reduce the amount of waste collected from every household, maximise the rate of recycling and extend the range of materials recycled or composted.

5.14 The Council has a published Environment Strategy (2008) that sets out the upcoming challenges and a range of measures to tackle them. The Environment Strategy covers the following topics:

- Managing the environmental impact of Council activities
- Understanding and preparing for future climatic impacts in South Norfolk
- Reducing energy consumption and use of natural resources
- Transport
- Air, land and water quality
- Bio and geo-diversity
- Built and urban environment
- Managing waste

5.15 The Environment Strategy can be downloaded via the following link: http://www.south-norfolk.gov.uk/democracy/media/environment_strategy.pdf

5.16 South Norfolk's ecological footprint was assessed as 5.80 global hectares (gha) per person, which is above the UK average of 5.4 gha. Whilst there is clearly a need to reduce both national and local ecological footprints to sustainable levels, South Norfolk's higher than average assessment reflects the high food and transport energy costs to be found in a predominantly rural district.

Society and Housing

5.17 The residents of South Norfolk are some of the healthiest in the country, although the higher levels of deprivation in Costessey and Diss do present some challenges. Educational achievement in 2012 was slightly below the national average at GCSE level. Crime levels are also lower than the national average.

5.18 The district is not ranked highly in the Index of Deprivation (ranking 291 out of 354), although some pockets of deprivation exist. Old Costessey is the most deprived ward in the district, and is within the third most deprived nationally for income, education and child poverty. The district's rural character presents some problems in accessing services, with five wards in the district being within the thousand most deprived nationally.

5.19 Housing within the district is predominantly owner-occupied (79%). 335 Affordable Homes had been delivered by South Norfolk, by the end of March 2013, against the three year target of 500 for the period 2011-2014. Characterised by a large proportion of older, rural housing stock, South Norfolk has the highest share of the Greater Norwich housing

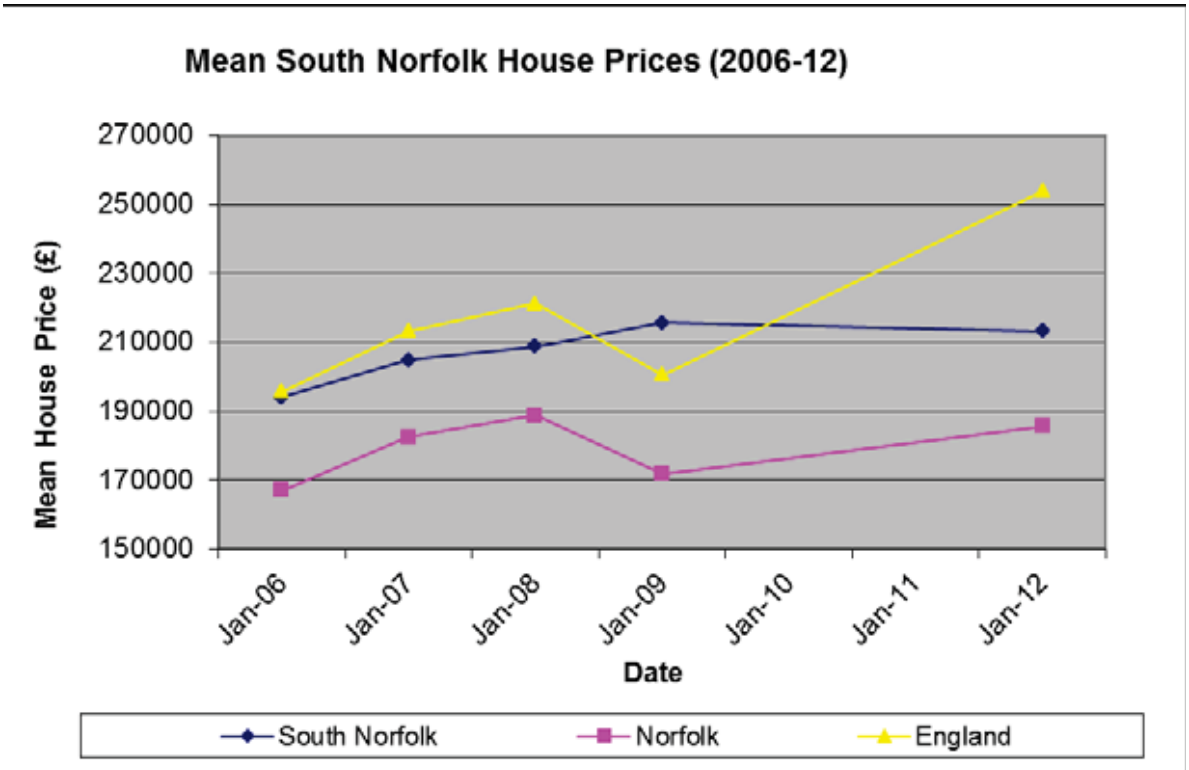
stock that fails to meet the 'decent homes' standard. The price of houses in South Norfolk has increased the most rapidly in Greater Norwich, and the average price is consistently above the Norfolk average.

Table 5.4 – Demographic: Stock

Housing Stock	No. of units	Percentage
Owner Occupied	40,092	75.9%
Private Rented	6,752	12.8%
Registered Social Landlord / Housing Association	5,965	11.3%
Total	**52,809**	**-**

(Source: NOMIS 2013)

Figure 5.4 *South Norfolk House Prices (Mean)* Source: Norfolk Insight



Education

5.20 The provision of education in South Norfolk is typical for a predominantly rural district. First and primary schools of varying sizes are located throughout the area with high schools concentrated on the larger market towns and within Norwich. Further education is primarily from the major urban centres abutting South Norfolk e.g. Norwich and Great Yarmouth.

5.21 Attainment levels in South Norfolk are good, with schools throughout the district achieving higher qualification rates than the Norfolk average only slightly below the regional and national average.

Table 5.5 – Demographic: Education

	South Norfolk	Norfolk	East of England	England
% people working age (16yrs and over) with no qualifications (at 2011)	22.6%	26.3%	22.5%	22.5%
% GCSE and equivalent results, percentage of pupils gaining - achieving 5+ A*-C 2012	79.7%	73.9%	80.6%	81.8%
% people of working age (16-74yrs) with highest qualification gained from level 4/5 (GCE 'A' level or equivalent (at 2011)	17.7%	14.6%	17.3%	18.6%
(Source: 2011 Census and Norfolk Insight)				

Economy

5.22 For a predominantly rural area, South Norfolk is relatively affluent, and does not have the significant issues of unemployment or deprivation of more urban areas. Some residents do experience issues associated with low income, at or towards the minimum wage (average adult earnings are 8% more than the national average 2012). Obtaining access to public transport services, especially in the more remote parts of the district, is often problematic for accessing the workplace.

5.23 Within South Norfolk, the biggest employers are the Norfolk and Norwich Hospital and the Norwich Research Park at Colney. More than half of South Norfolk's resident workforce is employed within Norwich City's area. Wymondham is recognised as a regionally important strategic employment centre and is already home to nearby Lotus Cars, the Hethel Engineering Centre, Gateway 11 Business Park and the Norfolk Police Headquarters.

5.24 The majority of employers in the district are small; only 5% employ more than 25 people. To the south of the district, most of the land is used for agriculture and food related uses, which remains a significant influence. Despite the rural nature of the district, agriculture, forestry and fishing only form 3.0% of employment. Nearly 50% are employment is in Manufacturing; Wholesale and retail trade; repair of motor vehicles and motor cycles; Education; Human health & social work activities.

Table 5.6 – Demographic: Business

Sector (% of total employment)	South Norfolk	East of England	England
Manufacturing	9.3%	8.7%	8.8%
Construction	8.8%	8.6%	7.7%
Accommodation & food service activities	4.3%	4.7%	5.6%
Professional, scientific & technical activities	6.5%	6.8%	6.7%
Banking, finance, insurance etc.	5.2%	5.0%	4.4%
Public administration & defence; compulsory social security	5.4%	5.6%	5.9%

(Source: Nomis, Annual Business Inquiry 2011)

Transport and Access to Services

5.25 South Norfolk is a predominantly rural district, abutting the major urban centre of Norwich. The district is bisected by a number of key strategic routes (A11, A47, A140 & A143) and rail routes to London and Cambridge. As might be expected in a rural area use of private motor vehicles is higher than average. Public transport to the main market towns and along the strategic road routes is generally good but more limited in the rural areas, as evidenced in the statistics below.

Table 5.7 – Demographic: Transport

Modes of Travel to Work (%)	South Norfolk	East of England	England
Car or van	50.4%	44.8%	40.2%
Motor cycle / scooter	0.7%	0.5%	0.5%
Public transport	4.2%	8.4%	11.3%
On foot/cycle/other	7.2%	9.6%	9.2%
Works at or mainly from home	5.0%	3.8%	3.5%

(Source: National Statistics from 2011 Census)			
Travel less than 2 km to work	18.8%	21.7%	19.9%
Travel 2 – 20 km to work	45.5%	48.3%	53.8%
Travel more than 20 km to work	12.9%	14.3%	12.7%
(Source: National Statistics from 2001 Census)			

5.26 Living in a rural area can increase the degree of isolation, resulting in poor access to facilities and create a dependence upon private motor transport. The problem of accessing key services is illustrated in the following table.

Table 5.8 – Demographic: Travel

Access to GP Services	**South Norfolk**	**East of England**	**England**
% households within 15 mins walk/public transport	65.6%	83.4%	89.3%
% households within 15 mins by cycle	65.8%	88.8%	93.7%
% households within 15 mins by car	100%	100%	99.99
% households within 30 mins walk/public transport	94.3%	96.4%	98.8%
% households within 30 mins by cycle	96.7%	95.9%	99.1%
% households within 30 mins by car	100%	100%	100%

(Source: Norfolk Insight – 2008 Data)

5.27 Transport improvements for the area are set out in Norfolk County Council's Local Transport Plan and the Norwich Area Transportation Strategy.

- Norfolk Local Transport Plan: http://www.norfolk.gov.uk/consumption/idcplg?IdcService=SS_GET_PAGE&nodeId=3361
- Norwich Area Transportation Strategy: http://www.norfolk.gov.uk/consumption/idcplg?IdcService=SS_GET_PAGE&nodeId=3682

5.28 South Norfolk also has a number of long distance footpaths and an extensive network of public footpaths and bridalways. Enhancements of these are identified in the Green Infrastructure Strategy and Delivery Plan.

Evolution of the Baseline

5.29 The following are examples of broad sustainability issues that are likely to be faced in South Norfolk in the future under a 'business as usual' scenario' (*source: paragraphs 3.5.2-3.5.3 of the Joint Core Strategy SA for the Broadland part of the Norwich Policy Area, URS, December 2012, with appropriate South Norfolk amendments):*

- An aging population will create a need for additional healthcare provision and for different types of housing.
- A rising population may increase demand for jobs, housing, and services, and could place additional pressure on transport infrastructure.
- Development will put pressure on South Norfolk's green and historic spaces.
- Climatic change may have wide ranging and unpredictable impacts, socially, economically and environmentally.
- Biodiversity loss as a result of numerous drivers, including the impacts of development, may lead to a decline in ecosystem services.
- A failure to fully recover from the recent recession may make economic growth difficult, leading to related problems, such as higher unemployment, deprivation and crime.

5.30 The following points reflect the likely influence of the adopted parts of the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk looking into the future, assuming that the adopted JCS is fully implemented. Adjusted for South Norfolk, these points are:

i. Developments in South Norfolk will reach increasingly high standards of design. All new developments will have been designed and located with local distinctiveness, resource efficiency and reductions in greenhouse gas emissions in mind. They will make maximum use of decentralised and renewable or low carbon energy sources, sustainable construction technologies and will be increasingly adapted to the changing climate.

ii. The number of homes in South Norfolk will rise as a result of increased allocations, with a mix required to provide balanced communities. Communities in South Norfolk will benefit from increased quality of life, through efforts to encourage cohesion, tackle levels of social deprivation and provide access to services.

iii. The economy of South Norfolk will continue to develop in rural and urban locations, in order to meet the needs of a growing population.

There will be a growth in the number of jobs available, including a higher proportion of jobs in higher value, knowledge economy jobs.

iv. The transport system in South Norfolk will be further developed, with Norwich featuring as an increasingly important transport hub in the region. Private cars will remain important, but improvements in sustainable transport options and accessibility, and improved IT links, will begin to offer more sustainable transport patterns.

v. South Norfolk will have maintained its existing cultural assets and will have the seen development of new or improved facilities. Developments will be increasingly within reach of opportunities for cultural and leisure activities, including access to green space.

vi. Major growth and development will take place in the South Norfolk part of the Norwich Policy Area (NPA), including increased housing, transport infrastructure and employment development. There will be major new or expanded communities in the NPA, built to high design standards and addressing prior deficiencies and services and infrastructure.

vii. In the suburban area and fringe parishes of Norwich within South Norfolk, green infrastructure will have been protected, maintained and enhanced.

viii. The three main towns in South Norfolk will accommodate increasing amounts of housing, town centre uses, employment and services. Residential development will occur in and around five Key Service Centre settlements, with existing retail and service areas having been protected and enhanced where appropriate.

ix. Small scale housing development will take place in a number of Service Villages in South Norfolk, with small scale employment and service taking place development in conjunction. A range of other villages will be increasingly developed within fixed boundaries through infill, small groups of dwellings and small scale business or services.

x. In smaller rural communities and the countryside there will be development in affordable housing and commercial enterprises that are in keeping with the rural setting and economy. The economy, environment, tranquillity, setting, visual amenity, recreational value and navigational use of the Broads will have been maintained and enhanced.

The Joint Core Strategy, the testing of Reasonable Alternatives and the 'Business As Usual' base case

5.31 Planning guidance requires that the Development Management Policies are consistent with the adopted Joint Core Strategy and the National Planning Policy Framework except where this is clearly justified. Because many of the strategic decisions have already been made, the range of Reasonable Alternatives for the DM Document Policies is therefore quite properly constrained.

5.32 However, the SA can help identify whether a Local Plan DM Policy in addition to the existing policies of the JCS and NPPF is required, and if so, the best form of Policy and Reasoned Justification. The DM Document Policies can play an important part by providing guidance to prospective developers and decision making criteria used by the decision takers on future planning applications, to promote and deliver sustainable development.

5.33 Whilst the scope for the Reasonable Alternative policies is limited, the scope for alternatives was fully explored in establishing the list and scope of the required DM Document Policies that was agreed by Cabinet on 11th June 2012.

5.34 The Reasonable Alternatives are explored in Task B2 below and are principally arranged around a 'No Plan' of 'Business As Usual' base case – the base case being that a new Development Management Policy is not required and the Council can rely on the existing Joint Core Strategy and National Framework alone. Some other alternative options for other ways to arrange the DM Policies and for some more or less restrictive Policies are also explored. More detail is provided in describing Task B2 below.

6. Task A3– Sustainability Issues

6.1 The identification of key sustainability issues presents anopportunity to address these through policies within the Local Plan document. This approach is supported by Annex I of the SEA directive. This section outlines the key sustainability issues within South Norfolk, and how these have been incorporated into the Sustainability Appraisal objectives. This section has been informed by:

- The review of other relevant plans and programmes.
- The results of previous consultations.
- Other issues brought to the attention of planners through on-going public engagement as part of the Local Plan process.

Table 6.1 – Key Sustainability Issues

SEA Directive Topic	Key Sustainability Issues for South Norfolk
ENVIRONMENT	
Biodiversity, Fauna and Flora Water and Soil / Land Cultural Heritage and Landscape	**Natural environment:** • There is a wealth of natural assets and ecology (including high levels of water quality), that needs protecting, maintaining and enhancing, and re-creating where possible. • There is a wealth of high quality agricultural land, which makes South Norfolk an important agricultural producer. This resource needs protecting, as its loss would be irreversible. • Improving sustainable access to the countryside. • Making the Market Towns and villages greener and with increased links to & from the urban fringe around Norwich. This may require some retrofitting of existing areas if genuinely sustainable and

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	accessible settlements are to be achieved. • Green spaces and green corridors will need to be integrated into development, and include the use of walking and cycling networks. • There is a generally poor status of SSSIs, particularly water based ones. Overall, the quality of habitats needs to be improved and extended. • Pressures from new development and the relative lack of brownfield land in the district means that a significant area of greenfield land will be needed. • Landscape character & heritage should be retained, reflected & enhanced in development designs. • Cross-boundary effects are also an important consideration. Activity promoted through the Site Specifics could impact on areas outside of South Norfolk e.g. the Broads & Norwich City. • Water quality and biodiversity (particularly the River Wensum and downstream in The Broads) will be particularly vulnerable to changes from new development. Water quality will need to be preserved and enhanced through land use practices, use of SuDS and improvements to treatment works.
Cultural Heritage and Landscape The Urban Environment	**Built environment:** • South Norfolk has a wealth of Scheduled Monuments, Listed Buildings and other architecturally distinctive structures all of which need protection. • The special historic character of South Norfolk, its Market Towns and hinterland should be preserved and enhanced; the high number of medieval churches, listed buildings and conservation

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	areas are all significant contributors to the unique character and heritage of the area. • Preserve the distinctive character of the historic built environment (e.g. Venta Icenorum) and landscape, protecting and enhancing these and using them to promote the South Norfolk area. • New developments will need to be integrated into the existing form and character of local areas in order to minimise the negative impacts that could be brought to the heritage of the area. Historic Landscape Characterisations can provide valuable assistance for integrating landscape distinctiveness into new developments. • Brownfield land is in increasingly short supply, particularly in rural areas, so there is pressure to make best use of sites that do exist. • New construction can have negative impacts on existing development and townscape from noise, air quality and dust. • Indirect impacts on the built environment could arise from the additional pressures of development and climate change. • Measures should be taken to enhance the historic core of Market Towns, villages and other distinctive heritage features, by either avoiding or making them able to withstand development pressures arising in the immediate future, such as traffic growth.
Biodiversity, Fauna and Flora Water and Soil / Land	**Climate change:** • Climate change threatens the long-term future of some habitats and species; their capacity to withstand these changes must be improved. • Many areas at risk of flooding, that will increase with climate change.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Natural Resources and Climate The Global Environment and Local Resources The Urban Environment	• Flood risk in areas like the Broads can be exacerbated by developments upstream causing a change to natural watercourses & the water cycle. • There is a need to reduce greenhouse gas emissions and ensure that contributions to climate change are reduced throughout, particularly as the rural areas of South Norfolk are so much more reliant on private car use. • All new, and some existing, developments will need to adapt to the likely consequences of climate change through their design and locations. • Norfolk is one of the driest parts of the country so adapting to the effects of climate change, including the ability to design developments that are water efficient and recycle water resources is important. • Retrofitting existing development, such as improving energy efficiency in private sector housing, tackling traffic congestion and promoting reduction, reuse and recycling of waste as help reduce emissions. • Renewable energy solutions for the area will be essential and should be sought for energy generation. This would also have the benefit of opening a number of new opportunities for economic development. • Norfolk's carbon footprint is currently unsustainable, and promoting adaptive lifestyles will be necessary to reduce them. • New developments in all sectors, land uses and activities will need to minimise their carbon emissions.
Natural Resources	**Natural resources**

SEA Directive Topic	Key Sustainability Issues for South Norfolk
and Climate Water and Soil / Land Air The Global Environment and Local Resources	• There is increasing pressure on the natural resources needed to facilitate new development, which will impact on water quality and supply, air quality, energy and minerals use. • Water quality must be enhanced given the rise in phosphate levels that are occurring in water courses (in order to comply with WFD standards). • The irrevocable loss of quality soil resources should be minimised. • Water supplies must be able to sufficiently service new developments which should be designed to conserve water as much as possible in order to reduce the water use throughout the area. Potential impact on catchment reserves should also be considered. • Minerals efficiency will need to be improved to minimise the environmental impact of extraction and processing, including increasing the use of aggregate captured from recycled construction material. • Ensuring that existing and new development is resource efficient. • There is a need to reduce the amount of waste from South Norfolk sent to landfill sites, and find alternative methods of disposal. • Waste management will experience increased pressure on services to accommodate growth, supply new treatment facilities and minimise waste production overall. • Efforts should be made to prioritise, treat and use contaminated land for restoration, provided it's re-use won't present health risks.
Air	**Transport**

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Natural Resources and Climate Population and Human Health The Urban Environment	• High motor vehicle use, particularly in rural areas, arising from general dependency on private car. • Use of transport, particularly in urban areas & towns, its growth in volume has impacts on human health through contributing to poorer air quality. • There is an ongoing and urgent need to encourage a modal shift in transport use away from private cars and into public transport, and to replace CO_2 emitting modes with less polluting forms of transport. • General environmental amenity will be put under pressure from new development, particularly due to noise, air and water pollution. • Transport movements associated with minerals, waste and other service provision will need to be minimised.
SOCIAL	
Population and Human Health The Global Environment and Local Resources Natural Resources	**Population** • Rising population through inward migration will require more homes, services and facilities. • Increased life expectancy, greater proportion of population classified as 'elderly', impact upon services, healthcare & accommodation • Creation of unbalanced communities through: o Increasingly ageing population in rural areas; o Increasingly younger population in the city; and,

SEA Directive Topic	Key Sustainability Issues for South Norfolk
and Climate	○ Migration of families from cities towards the suburban & rural areas. • Household sizes are becoming smaller as more people remain single for longer or become single & thus require more homes to cater for this trend. • In-migration of populations from other areas in the region, and nationally and internationally, is increasing the demand for housing, community facilities and services. • The proportion of the population for whom English is their second language is increasing. This is likely to have implications for the future provision of services and facilities such as education and community learning. • Reducing the environmental impact of individuals will be important in maintaining sustainable communities.
Population and Human Health	**Deprivation** • Deprivation affects certain sectors of the community in many different ways, including distinct variations between urban and rural areas. • Deprivation is generally heightened in urban areas, but in South Norfolk also affects significant pockets of rural communities. • Reducing deprivation includes: ○ Education and attainment ○ Income deprivation ○ Health and environmental quality

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	○ Crime ○ Social exclusion • Reducing levels of unemployment will help reduce poverty and inequality and improve home affordability. • If the house price – income ratio continues to widen, home owners will have less disposable income as mortgages/rents increase.
Population and Human Health The Urban Environment	**Access to services** • Population dispersal has a distinct urban (primarily Norwich), rural and urban-fringe split, which has implications for accessing facilities, providing services for dispersed communities, and identifying a role for some settlements. • Pressing need to find the best location for new development to have access to services and facilities. • Services must be provided for an increasingly aging population, and all services must take into account the rising levels of disability in the population. This includes building homes to lifetime homes standards as well as providing specialised accommodation. • Access to higher education establishments is problematic for pupils in the more rural areas where public transport links are poor. Difficulties in accessibility should not be allowed to restrict training opportunities, as this would have economic impacts for the future. • As the population is rather dispersed, the roles of Market Towns and local settlements will be important in order to cater for people's needs.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Population and Human Health	**Health** • The need to promote healthy lifestyles, particularly through the design of, and access to, new developments. • More health infrastructure, and better access to health facilities for all communities. • Addressing the links between lower levels of health and higher deprivation will help to reduce social inequalities. • Air Quality Management Areas should be mitigated and the impacts of congestion and localised emissions concentrations should be reduced through traffic management schemes. • Traffic can have negative health impacts across the area and these should be mitigated against. • Providing permanent sites for Gypsy and traveller groups will lead to better access to health care facilities and education. • Localised health facilities, such as cottage hospitals, could be more viable and provide an essential service to new growth, particularly in the rural areas, to relieve pressure on the major hospitals.
Population and Human Health The Urban Environment	**Crime** • Some higher crime levels exist in the market towns, particularly in the more deprived wards. • Improving community identity and welfare will be needed to help to reduce anti-social behaviour and increase the feel of local ownership of an area.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• Reducing anti-social behaviour • Building-up community cohesion will increase the viability of local community-based events and facilities, and improve local democracy and public participation in local elections and Parish planning.
Population and Human Health The Urban Environment	**Leisure, culture and recreation** • Need to provide access to a good range of cultural and leisure facilities, including improved access to the countryside and local green spaces. • Facilities for local play and interaction are needed to help build strong communities. • Access to cultural activity is very important for recreation and personal development and community integration. Adequate cultural provision, such as libraries, will be integral to sustainable communities and need to be planned for from the outset. • Lifelong learning can also utilise cultural facilities and provision of community centres where community capacity and neighbourhood identity can be promoted. • An emphasis on good design of new facilities will ensure that communities can benefit from improves standards and it will bring some more 'identity' and community involvement in the area. • Tourism can play an important part in building-up cultural awareness and also for providing jobs and business growth. Support should be given to local tourism-related development linking cultural, social and economic aspects. • Town and village centres should be retained and encouraged as a focus point or a hub of community activity, particularly in response to local services and facilities being amalgamated or

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	withdrawn from villages into larger settlements, affecting the viability of communities.
Population and Human Health The Urban Environment	**Education** • There are varying levels of attainment across the area; generally lower levels are experienced in the main urban areas and amongst older people. • Ensuring the viability of educational services in rural areas will be increasingly difficult as populations in those areas become collectively older. This has implications not only for facilities provision but also for maintaining the existing high standards of educational achievement. • Opportunities for lifelong skills and training need to be encouraged in order to 'up-skill' the overall workforce. • Links between lower educational attainment, workplace qualifications and deprivation need to be addressed. • As in-migration rises there may be a need to improve educational opportunities within communities.
Population and Human Health	**Housing** • There is a variety of housing tenure across the area, with significant levels of owner-occupation. • There is a need to provide a sufficient and appropriate mix of housing types and tenures to meet the needs of all and reduce the number of household in unsuitable accommodation. • The most sustainable locations for a substantial number of new housing developments will need to be found and planned for in accordance with the Joint Core Strategy.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• The need to improve the quality of new and existing housing stock. • There is concern about any further increase in the gap between house prices and income levels. • The affordability of new housing stock needs to be at a level that will ensure that local communities and key workers can access their local housing markets. • The potential for providing new affordable homes must be maximised in each development proposal. • Gypsies and Travellers should also benefit from provision of sites in South Norfolk. • More effective use of the existing housing stock, such as returning vacant homes to beneficial use, could increase access to housing.
Population and Human Health	**Transport and accessibility** • Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car. • Providing appropriate transport infrastructure. • Improving the accessibility to services and facilities for those who wish to walk and cycle. • There is a need to improve the opportunities to walk and cycle and use open space provisions as a means of recreation and for leading a healthier and more sustainable lifestyle.
SOCIAL	
Population and Human	**Growth**

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Health The Global Environment and Local Resources	• There is a generally diverse, successful and growing economy, with strong Research and Development and specialist engineering industries. • Whilst the main focus of employment provision is within Norwich, South Norfolk has a number of smaller, but significant, employment growth areas that are expected to expand further. • Currently, across the Joint Core Strategy area, there is an emphasis towards large employers being located in the City, and small employers in Broadland and South Norfolk. This may suggest a need to improve diversity of employers across the economy. • Maintain high levels of employment & improve the ability of local populations & those with fewer qualifications to access employment markets. • Where agricultural viability declines, diversification and indigenous investment needs support in rural economies. • Locating employment growth and allocations for new jobs, must be in the most sustainable locations and will be a key factor for a prosperous economy. • Development of the evening economy can bring increased diversity for business in some areas. • Increasing the provision of jobs in local areas will increase local economic growth and prosperity, so local jobs provision should be encouraged that can also offer vocational training opportunities. ▪ Diversification and extension of the tourism base across the area. ▪ Promotion of tourism development whilst protecting the important landscapes, environment and cultural heritage of South Norfolk.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Natural Resources and Climate The Global Environment and Local Resources	**Resources** • Domestic and business waste management, including waste minimisation, increased recycling and resource efficiency improvements, such as energy generation and recovery. • Maximising opportunities for economic growth and employment through new waste management facilities. • Promotion of sustainable energy technologies. • Enabling sustainable production and consumption. • Agriculture provides a significant resource for the South Norfolk economy and its ability to compete in the national and regional sector needs to be supported. • An environmentally sustainable economy can be developed through a general reduction in food and business mile generation, improved energy savings, development of the renewable energy sector, and through enterprises such as eco-tourism.
Population and Human Health	**Skills** • Promoting the knowledge economy will be a key influence in the growth of South Norfolk and will require support through business infrastructure and training opportunities. • There is an unbalanced workforce, as graduates take up intermediate jobs and so present difficulties for those with lower qualifications to access jobs. • Improving levels of educational attainment amongst school-leavers will be a vital part of improving the skills and training of the South Norfolk workforce.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• The knowledge economy needs to be able to develop an environmentally friendly sector that helps provide localised training.
Population and Human Health	**Transport Infrastructure** • Access to jobs needs to be improved, particularly for those in rural areas where local employment opportunities may not be so readily available. • Providing job opportunities closer to centres of population, particularly in the rural areas, will be important in reducing the dependency on the private car, reducing the need to travel, and building community cohesion. • Links to regional, national and international transport networks should be maximised for their ability to bring growth and investment.

7. Task A4 – Developing the Sustainability Appraisal Framework

7.1 A Sustainability Appraisal (SA) Framework was developed having regard to the issues and objectives identified in the review of the relevant plans, programmes and policies and from issues and problems identified in the baseline. The draft SA Framework was subject to consultation as part of the SA Scoping Report (see Task A5 below). It has been used as a basis for all four emerging South Norfolk Local Plan Documents.

8. Task A5 – Consulting on the Scope of the Sustainability Appraisal

8.1 A Sustainability Appraisal (SA) Scoping Report was prepared in summer 2010 to cover all the South Norfolk Local Plan Documents together (the Site Specific Allocations and Policies Document, the Wymondham Area Action Plan (AAP), the Long Stratton AAP and the Development Management Policies Document).

8.2 The SA Scoping Report includes a review of all relevant plans, programmes and policies (updated in this draft SA), provides a baseline for key environmental, social and economic data and identifies issues and problems which need to be addressed through the South Norfolk Local Plan Documents. The scoping report also provides a framework and set of objectives for the assessment of policies and proposals.

8.3 The SA Scoping Report was consulted upon widely with both the three statutory consultees and a number of other organisations. The consultation provided useful feedback on the key environmental, economic and social factors which have helped to shape the development of the various South Norfolk Local Plan Documents. Consultation comments were carefully considered and as a result some minor amendments were made to the SA framework and objectives. The 22 objectives that make up the SA Framework are shown in Table 9.1 below.

8.4 A full list of the consultation comments regarding the SA (and the Council's responses to them) can be found in Appendix 3.

9. Task B1 – Testing the Objectives Against the Sustainability Appraisal Framework

South Norfolk Sustainability Appraisal Framework Objectives

9.1 The first task in Stage B is to test the DM Document Objectives against the SA Framework Objectives. As explained above, the Development Management Policies must be consistent with the JCS and many important site allocation decisions will be made in other plans and strategies, including the Site Specific Allocations and Policies Document and the Area Action Plans for Wymondham and Long Stratton.

9.2 Table 9.1 below lists the Objectives that make up the South Norfolk SA Framework. Listed under each Objective are several 'decision-making criteria' or questions to assist in the consistent assessment of the likely effect and of the policy or proposal being tested in terms of the SA Objective.

Table 9.1: South Norfolk Sustainability Appraisal Framework Objectives

SA Environmental Objectives	
ENV 1	**To maintain and enhance biodiversity, geodiversity, species and habitat quality and avoid habitat fragmentation** Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?
ENV 2	**To limit or reduce vulnerability to climate change, including minimising the risks of flooding** Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS?
ENV 3	**To maximise the use of renewable energy solutions and reduce**

	contributions to climate changed Decision-making criteria • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources?
ENV 4	**To reduce the effect of traffic on the environment** Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes?
ENV 5	**To improve air quality and minimise noise, vibration and light pollution** Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?
ENV 6	**To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment** Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?
ENV 7	**To minimise the loss of undeveloped land and to conserve and improve the quality of soil resources** Decision-making criteria • Will it avoid the use of productive agricultural land?

	• Will it minimise the irreversible use of soil resources?
ENV 8	**To improve water qualities and provide for sustainable sources of supply and sustainable use** Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of water-bodies as required by WFD
ENV 9	**To minimise the production of waste and increase recycling** Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?
SA Social Objectives	
S1	**To provide everybody with the opportunity to live in a decent, affordable and suitable home** Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups?
S2	**To reduce poverty, inequality and social exclusion** Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation
S3	**To offer opportunities for all sections of the population to have rewarding and satisfying employment** Decision-making criteria

	• Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance?
S4	**To improve accessibility to essential services, facilities and the workplace, particularly for those most in need** Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities?
S5	**To improve the education and skills of the population overall** Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training?
S6	**To improve the health of the population overall** Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How?
S7	**To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity** Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities?
S8	**To improve the quality of where people live** Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?

SA Economic Objectives	
EC 1	**To encourage sustained economic growth** Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres?
EC 2	**To encourage and accommodate both indigenous and inward investment promoting a positive image of the district** Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types?
EC 3	**To encourage efficient patterns of movement in support of economic growth** Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas?
EC 4	**To improve the social and environmental performance of the economy** Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?
EC 5	**To improve economic performance in rural areas** Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas?

	• Will it improve electronic communication potential?

Spatial planning objectives of the Development Management Policies Document

9.4 To ensure that the Development Management Policies bring forward sustainable development that accord with the JCS, the spatial planning objectives of the JCS are taken to be those of Development Management Document. These are reproduced in Table 9.2 below. These Objectives will also provide a framework for monitoring the success of the Document.

9.5 The most relevant Development Management Policies (with minimal duplication and overlap) to each of the spatial planning objectives are also listed in the Table 9.2 below.

Table 9.2: Spatial planning objectives of the Development Management Policies DPD taken from the Joint Core Strategy; including the groups of DM Policies most relevant to achieving each objective.

Objective 1 ***To minimise the contributors to climate change and address its impact*** *Throughout Broadland, Norwich and South Norfolk, high standards of design and sustainable access will be promoted to reduce greenhouse gases and adapt to the impact of climate change. Zero and low carbon developments will be encouraged. Water efficiency will be a priority in both new and existing development. New development will generally be guided away from areas with a high probability of flooding. Where new development in such areas is desirable for reasons of sustainability (e.g. in the city centre), flood mitigation will be required and flood protection will be maintained and enhanced.* **DM Policies 1.1, 1.4, 4.1, 4.2, 4.3**
Objective 2 ***To allocate enough land for housing, and affordable housing, in the most sustainable settlements*** *The type, size and tenure, including affordable housing, will meet the needs identified by the Greater Norwich Sub Regional Housing Assessments. Most new homes will be built in the Norwich Policy Area (around 33,000 out of 36,820 between 2008 and 2026). Smaller sustainable settlements will accommodate smaller-scale growth. People will have alternatives to using cars and new housing, employment and services will be planned so they are grouped together wherever possible. The settlement hierarchy defines the towns and villages with a good range of jobs, services and facilities. Appropriate densities will make sure land is used efficiently and community needs will be met.* **DM Policies 1.2, 1.3, 2.4, 2.5, 3.1, 3.2, 3.3, 3.4, 3.9, 3.11, 3.16, 3.17**
Objective 3 ***To promote economic growth and diversity and provide a wide range of jobs*** *Existing employment sites will be safeguarded and enough land for employment development will be allocated to meet the needs of inward investment, new businesses*

and existing businesses wishing to expand or relocate. Norwich city centre will continue to exert a powerful economic influence over the wider area. Its growth will be further encouraged, so that the centre remains one of the best in the country for retail and employment. Within the Norwich Policy Area, Thorpe St Andrew, Longwater, Norwich Research Park, Norwich Airport, Rackheath, Hethel and Wymondham will also be the focus of further jobs growth. Supporting economic growth in the market towns and revitalising the rural economy are also priorities. Mixed-use development, live/ work units and diversification schemes will be encouraged to reduce the need for local people to commute long distances to work. As the employment needs of the area are so diverse it is essential to provide jobs for all people in the community.

DM Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.7, 2.8, 2.9, 2.10, 2.11, 2.12

Objective 4

To promote regeneration and reduce deprivation

There are significant concentrations of deprivation in Norwich, as well as equally serious pockets of deprivation in surrounding towns, villages and rural areas. Growth will be used to bring benefits to local people, especially those in deprived communities, to regenerate communities, local economies, under-used brownfield land and neighbourhoods by creating safe, healthy, prosperous, sustainable and inclusive communities. Development and growth will be used to bring benefits to local people, especially those in deprived communities.

DM Policies 1.2, 1.3, 2.11, 3.4, 3.17

Objective 5

To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population

Within Broadland, Norwich and South Norfolk there is a need to improve, expand and develop new education provision to serve an increasing population and higher educational aspirations. It is essential to provide an environment and the facilities to improve the skills of the workforce to support the developing economy of the area.

DM Policies 1.2, 2.1, 3.17

Objective 6

To make sure people have ready access to services

Norwich city centre will continue to provide a wide range of services accessible to a very wide area. The diversity, vitality and accessibility of the city centre will be maintained and enhanced. Investment will be encouraged in district and local centres to enhance accessibility, vitality and viability. The surrounding market towns and service centres will continue to play a key service role. Innovative approaches will be taken to support rural service provision. Wherever new homes or jobs are to be developed, existing supporting services must either already be adequate or will be provided at the right stage of a new development. This will ensure existing and future residents and workers will have access to the services they need.

DM Policies 1.2, 1.3, 2.4, 2.5, 2.9, 2.10, 2.11, 3.16, 3.17

Objective 7

To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact

The location and design of development will reduce the need to travel especially by

private car. Greater use of sustainable modes of transport will be encouraged by better public transport, footways and cycle networks, and by co-location of housing with services, jobs, shops, schools and recreational facilities. A Bus Rapid Transit system and general enhancement to bus infrastructure will be introduced on key routes in the Norwich area. The strategic road network is also essential, especially for the health of the economy. The road network will provide improved access within Broadland, Norwich and South Norfolk in particular through the construction of the Northern Distributor Road. More than 90% of the area is rural and rural isolation can be reduced by encouraging newer communication and information technologies.

DM Policies 1.3, 2.4, 3.9, 3.11, 3.12, 3.13

Objective 8

To positively protect and enhance the individual character and culture of the area

Promoting culture will help to develop the economy, stimulate further regeneration, increase sustainable tourism and promote community involvement. The role of Norwich as the cultural capital of East Anglia will be enhanced, so local people and visitors have access to a variety of facilities such as theatres, art galleries, museums and buildings of architectural and historic interest. Smaller scale cultural opportunities exist throughout the rest of the area and, in particular, in the market towns. Adequate public open space, sport and recreational facilities, as well as access to the countryside, is needed locally to make sure everyone can take part in community activities. More visitors will be encouraged to the area by protecting the very qualities that make the area attractive. Gateways between the wider Norwich area and the Broads, the Brecks and the coast will be enhanced in a way that does not harm their special character.

DM Policies 1.4, 2.4, 2.5, 2.9, 2.12, 3.9, 3.10, 3.16, 3.17, 4.6, 4.7, 4.8, 4.9

Objective 9

To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value

The area is a special place and everyone should be proud of where they live, work, or study. Norwich has a remarkable historic centre with some fine architecture. There are also extensive areas of open space, historic parks and gardens, wildlife sites and wooded ridges in the city. The surrounding market towns and villages are very attractive with each having its own identity. People living in the area have access to open countryside, river valleys, wildlife sites and the special qualities of the Broads and the coast. It is a priority to maintain and improve these special qualities so that everyone can enjoy them. The use of previously developed land will be prioritised to minimise the loss of agricultural land and the countryside. The scale of development we have to accommodate will require the development of some significant greenfield areas, which will affect the existing landscape. Where this is necessary, development must provide environmental gains through green infrastructure, including allotments and community gardens. Biodiversity, geo-diversity and locally distinctive landscapes will be protected and enhanced. Linkages between habitats will be promoted, helping to enable adaptation to climate change. Sustainable access to the countryside will be promoted. Efficient use will be made of minerals, energy and water resources, and the production of waste will be minimised.

DM Policies 1.4, 2.10, 3.4, 3.9, 3.16, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11,

Objective 10 ***To be a place where people feel safe in their communities*** *People will have a stronger sense of belonging and pride in peoples' surroundings. There will be reduced crime and the fear of crime. Better community facilities, better road safety and design of new developments will help to reduce crime.* **DM Policies 3.9, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 4.3**
Objective 11 ***To encourage the development of healthy and active lifestyles*** *Within Broadland, Norwich and South Norfolk the accessibility of open space, the countryside, sports and recreational facilities will be improved. People will also be offered the best opportunities to make healthy travel choices as part of their daily lives. By working with NHS Norfolk and Norfolk County Council, medical and social facilities will be properly planned for new developments and will be accessible to all.* **DM Policies 1.4, 3.9, 3.11, 3.17**
Objective 12 ***To involve as many people as possible in new planning policy*** *All sections of the community will be actively encouraged to express their own vision of the future through this strategy, further plans and planning applications. There will be a particular focus on involving people who have not previously had a say in planning. As many people as possible should play a part in the ambitious long-term plans for growth across the whole area. This will help make planning more inclusive, and give confidence that the benefits of growth are felt more equally across existing and new communities in and around Norwich.* **DM Policies 1.1, 3.9, and development management processes**

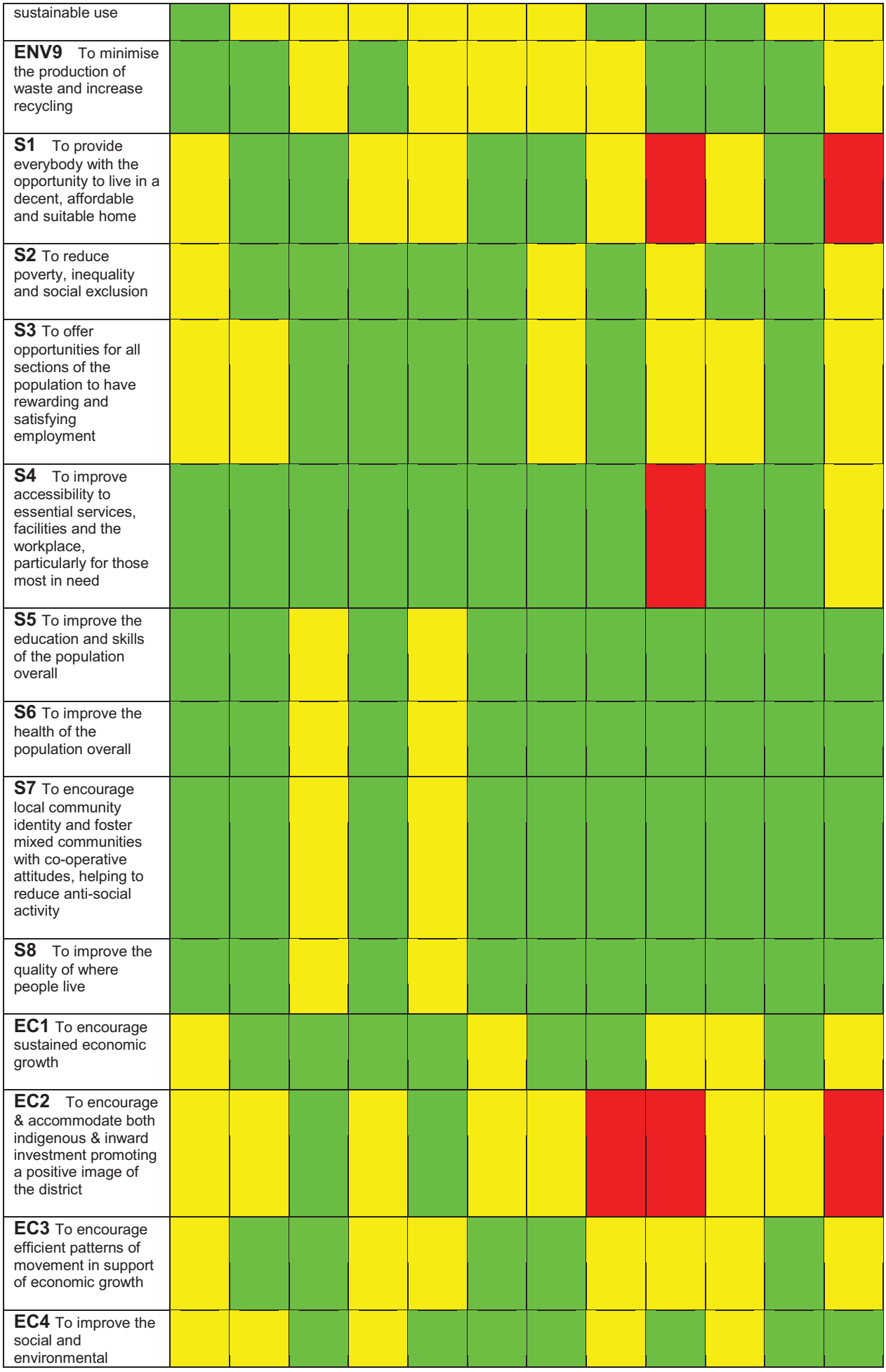
Compatibility of the Development Management Policies DPD objectives with the SNC SA Framework objectives

9.6 The Document objectives (from Table 9.2 were compared with the SA Framework objectives (from Table 9.1) to establish their compatibility. This highlights any potential conflicting issues that will need to be carefully addressed in the consideration of the policies during Stages B and C of the SA process. The compatibility of DM Document objectives and the SA Framework objectives is shown in Table 9.3 below

Table 9.3: Compatibility of the Development Management Policies Document objectives with the SNC SA Framework objectives

(Red = potential conflict; amber = potential neutrality; green = potential compatibility)

	Development Management Policies DPD spatial planning objectives 1 to 12 (taken from the JCS)											
Relevant Sustainability Appraisal framework objectives	1 Address Climate change	2 Allocate housing land	3 Promote economic growth & diversity	4 Focus development to benefit most deprived	5 Provide facilities for educational and skills	6 Ensure people have access to services	7 Location & design to reduce need to travel	8 Protect and enhance character and culture	9 Protect and manage environmental assets	10 Create a place where people feel safe	11 Encourage healthy life styles	12 Involve more people in planning issues
ENV1 To maintain and enhance biodiversity, geodiversity, species and habitat quality and avoid habitat fragmentation												
ENV2 To limit or reduce vulnerability to climate change, including minimising the risks of flooding												
ENV3 To maximise the use of renewable energy solutions and reduce contributions to climate changed												
ENV4 To reduce the effect of traffic on the environment												
ENV5 To improve air quality and minimise noise, vibration and light pollution												
ENV6 To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment												
ENV7 To minimise the loss of undeveloped land and to conserve and improve the quality of soil resources												
ENV8 To improve water qualities and provide for sustainable sources of supply and												


sustainable use
ENV9 To minimise the production of waste and increase recycling
S1 To provide everybody with the opportunity to live in a decent, affordable and suitable home
S2 To reduce poverty, inequality and social exclusion
S3 To offer opportunities for all sections of the population to have rewarding and satisfying employment
S4 To improve accessibility to essential services, facilities and the workplace, particularly for those most in need
S5 To improve the education and skills of the population overall
S6 To improve the health of the population overall
S7 To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity
S8 To improve the quality of where people live
EC1 To encourage sustained economic growth
EC2 To encourage & accommodate both indigenous & inward investment promoting a positive image of the district
EC3 To encourage efficient patterns of movement in support of economic growth
EC4 To improve the social and environmental

performance of the economy												
EC5 To improve economic performance in rural areas												

9.7 The appraisal demonstrated that the majority of the strategic objectives scored positively against the sustainability objectives, though it highlighted a number of areas where the potential effects demonstrated overall neutrality.

9.8 In some cases there was conflict with individual DM policy objectives. It should however be remembered that some policy areas will inevitably tend to conflict with some of the sustainability objectives. For example a direct policy related to economic development is likely to score less well against environmental objectives, and a policy on protecting the environment may well be considered to potentially hamper economic development if taken in isolation. It is therefore important that objectives are considered together and a collective view is taken against the sustainability objectives.

Table 9.4 Potential conflicts between the SA framework objectives and the Development Management Policies DPD spatial planning objectives

South Norfolk SA Framework Objective	Potentially conflicting JCS / DM DPD Plan objective	The potential conflict
ENV5 To improve air quality and minimise noise, vibration and light pollution	**Objective 3** To promote economic growth and diversity and provide a wide range of jobs	Increased economic activity has the potential to increase all forms of pollution. The promotion of economic development must not override necessary environmental protections necessary to improve ambiance of areas & air quality and reduce emissions
ENV6 To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment	**Objective 3** To promote economic growth and diversity and provide a wide range of jobs	Economic growth has the potential to lead to change and negative impact on valued aspects of local character and environment. Promotional DM policies will need to be tempered with suitable safeguards and criteria that ensure recognition of locally distinctive environmental assets, require the mitigation of harmful impacts, & ensure proposals achieve net environmental enhancements. The DM DPD and in particular, other more relevant plans, should prioritise the use of derelict or degraded land.
ENV6	**Objective 6**	The most accessible settlements to the

To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment	To make sure people have ready access to services	greatest number of people may well include a historic environment. There is potential conflict between the aim of locating a maximum density of useful facilities in the most accessible locations and the over development of historic centres or the surrounding landscape at the edge of the most accessible centres. Policy must include criteria or cross references to ensure the necessary balance is struck between these competing objectives in planning application decisions, including those inline with the JCS strategy to locate important services and facilities development in the most accessible locations.
ENV6 To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment	**Objective 7** To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact	There is the potential for new transport infrastructure and engineering necessary to enhance all forms of transport (including sustainable modes) to have a severe impact of and the natural landscape, townscape and historic environment. In all cases the policy must require transport & access improvement schemes to be sensitively designed and the negative impacts minimised by good design and mitigation measures.
S1 To provide everybody with the opportunity to live in a decent, affordable and suitable home	**Objective 9** To protect, manage & enhance the natural, built & historic environment, including key landscapes, natural resources & areas of natural habitat or nature conservation value	The construction of the necessary quantity of housing to meet strategic and local rural parish level housing needs will inevitably necessitate the use of Greenfield sites and potential new impacts on environmental assets. Furthermore, new housing in established and sustainable settlements could also impact on the historic environment. Sufficient major housing sites will be allocated through the Sites DPD balancing the relevant issues; the DM DPD and DM processes should ensure an adequate supply of site permission are agreed to meet plan targets (and NPPF requirements) while prioritising allocated major sites and rejecting other wholly unacceptable windfall sites.
S1 To provide everybody with the opportunity to live in a decent, affordable and suitable home	**Objective 12** To involve as many people as possible in new planning policy	The construction of the necessary quantity of housing to meet strategic targets and housing need will likely necessitate use of sites that are controversial in the local community. This will in effect cause the involvement of more people in planning processes. Council processes are required

		to encourage and enable early, well informed and constructive public involvement in discussion.
S4 To improve accessibility to essential services, facilities and the workplace, particularly for those most in need	**Objective 9** To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value	The DM DPD can only directly influence the location of new development and not the operation of transport services to access facilities. The location of new facilities where the greatest number of people can have access may well include settlements with a historic and sensitive environment. Policy should include criteria to ensure the necessary balance is struck between these competing objectives in the development management decisions on planning application pursuant to JCS strategy to locate development in the most accessible locations.
EC2 To encourage and accommodate both indigenous and inward investment promoting a positive image of the district	**Objective 8** To positively protect and enhance the individual character and culture of the area	To meet the SA objective the DM policies should be promotional and present a positive image and support new and expanded business in a variety of locations and supported targeted employment types where appropriate. However, unbridled support could in some situations threaten locally important character or cultural assets; policy criteria or cross references should ensure justifiable restraints are considered in decisions on planning applications.
EC2 To encourage and accommodate both indigenous and inward investment promoting a positive image of the district	**Objective 9** To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value	To meet the SA objective the DM policies should be promotional and present a positive image and support new and expanded business in a variety of locations and supported targets employment types where appropriate. However, in sensitive locations this support will need to be balanced with suitable protection of the environmental assets identified. The most significant assets are already designated or otherwise identified in the Local Plan (some minor modifications in the DM DPD only) and planning applicants should be aware of these from the outset. When environmental assets are potentially affected policy should prefer new businesses to look to establish in other locations, and existing businesses to include mitigating measures in their proposals.
EC2 To encourage &	**Objective 12** To involve as	Policy should encourage applicants to engage in pre-application discussion with local communities to explain the case for

accommodate both indigenous & inward investment promoting a positive image of the district	many people as possible in new planning policy	new investment to be balanced against impacts likely to be of concern to local residents.
EC5 To improve economic performance in rural areas	**Objective 8** To positively protect and enhance the individual character and culture of the area	Changes in the use of land or buildings and new development necessary to improve economic performance in rural areas will bring economic benefits and contribute to wider social benefits in rural areas. However, it could bring harmful environmental impacts and indirectly, other harmful social impacts to local culture and community life. Policy should encourage applicants to engage in pre-application discussion with local communities to explain the case for new investment to be balanced against impacts likely to be of concern to local residents. Mitigating measures or design change may then be identified.
EC5 To improve economic performance in rural areas	**Objective 9** To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value	Changes in the use of land or buildings and new development necessary to improve economic performance in rural areas will bring economic benefits and contribute to wider social benefits in rural areas. However, it could bring harmful environmental impacts. The most important environmental assets will be identified in the Local Plan and applicants should identify these at the pre-application stage. Policy should require that development proposals avoid impact on the most important environmental assets and otherwise mitigate impacts to achieve a net environmental benefit.
EC5 To improve economic performance in rural areas	**Objective 12** To involve as many people as possible in new planning policy	Policy should encourage applicants to engage in pre-application discussion with local communities to explain the case for new investment to be balanced against impacts likely to be of concern to local residents. Mitigating measures or design change may then be identified.

9.9 Principally there are three potential areas of conflicts:

1 The environmental protections and enhancements sought in SA objectives ENV 5 and 6 in the most sustainable locations where there is an historic environment could be undermined by unbridled support of economic growth in pursuit of DM Document objectives to promote and to accommodate more new development in the most accessible locations.

2 The development of new housing and facilities to achieve SA social objectives S1 and S4, and commercial development to achieve economic growth objectives (EC2 and 5) could be constrained by the overly rigid enforcement of the protection of the various environmental assets protected in the DM Document.

3 Necessary development of new housing, social facilities and infrastructure and commercial development (to achieve SA social objectives S1 & S4 and economic growth objectives EC2 & 5), could be constrained by DM policies or related processes or activities of the Council actions designed to involve more people in the planning process leading to the generation of avoidable and unfounded public opposition to necessary development.

9.10 These potential conflicts can be addressed through the flexible application of policy and through positive approach to decision making and early engagement with communities as well as encouraging other parties to take maximum advantage of pre application stages as encouraged in the NPPF.

10. Task B2 - Developing and Refining the Alternative Policy Options

Preferred Options and Interim Sustainability Appraisal

Generating alternative policy options

10.1 The draft DM Policies were generated and tested in accordance with national planning guidance and best practice advice. In effect, the NPPF provides a 'default' planning policy regime in the absence of up to date Local Plan policies; therefore the range of potential alternative policy options considered included the option of relying on this and having no DM Document Policy - a 'Business As Usual' option (BAU)

10.2 In line with ODPM national guidance four ways of generating alternative options were considered, through:

- obviation of need or demand suppression;
- by methods of different mode or process;
- by location change; and
- through changes in the detail of timing and implementation.

For shorthand these are referred to as: Obviation, Mode, Location, and Detail.

10.3 Guidance suggests that all policy options should be tested in terms of 'reasonableness' (that is realism and deliverability), through public consultation, against Sustainability Appraisal objectives; and impact assessment in terms of the Habitat Regulations.

10.4 Appendix 4 summarises the process that has been undertaken to generate alternative options using the methods of Obviation, Mode, Location, and Detail. The commentary also addresses the 'reasonableness' of some of the potential options and identifies some matters more appropriately tested through public consultation than SA. As a result of the process a number of DM Policies and some alternatives were identified as weak and unlikely to offer a 'reasonable alternative' but an SA Assessment has been conducted for completeness.

10.5 The summary in Appendix 4 addresses each of the DM Policies, each with an Alternative Option. In most cases the Alternative is a 'Business as Usual' (BAU) or 'No Plan' alternative; in a small number of cases the Alternative Option involves amending the Preferred Option Policy in a specified manner (Policies DM 1.1, 2.11, 3.1, 3.9, 4.6).

10.6 Through this process a number of potential Policies have been dropped or combined, sub-divided or re-ordered. The Table Summary provides the original policy numbering used when the list and scope of potential DM Policies was agreed by Cabinet on 11th June 2012, and notes where some of the topic areas earlier considered for a potential DM Policies have not been progressed.

10.7 The draft Preferred Option Policies were agreed by Cabinet on 22nd November 2012 and consulted on during an eight week consultation process during March and May 2013.

Representations to the Interim Sustainability Appraisal and Amendments to Preferred Options

10.8 The preferred options for the Development Management Policies Document was the subject of a public consultation in Spring 2013. A number of comments were made regarding various policies leading to a number of minor changes to the policies. The purpose of this chapter is to identify any issues raised that impact on the assessment of these policies in regard to the Sustainability Appraisal.

10.9 A number of respondents commented on the Interim SA that was consulted on alongside the Preferred Options consultations. Their comments were generally positive with a few suggested minor alterations to the SA. Their responses are summarised as follows.

10.10 English Heritage have commented that insufficient emphasis is targeted at historic assets and distinctive historic character at the local level given the wording of the NPPF. In particular, objective 9 is the most closely relevant to the historic environment, but the text is dominated by natural environmental concerns. Objective 8 is also relevant but refers principally to tourism and cultural developments.

10.11 The Broads Authority have commented that there is a lack of consistent and clear terminology relating to protecting biodiversity, natural environment and landscape that could have a bearing on the SA assessment. They suggest that where the wording could be interpreted to afford lower protection (such as 'serious adverse effect') the SA assessment might rate that lower when compared to greater emphasis (such as 'unacceptable impact' or 'should make a positive contribution').

10.12 Natural England is satisfied that the interim report generally meets the requirements of the SEA Regulations and covers the issues that they would expect to be addressed including protection and enhancement of the natural environment. They welcome SA Objective 9 which seeks to protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value, and recognises that South Norfolk includes extensive areas of open space and wildlife sites and the special qualities of the Broads. Natural England also note that SA identifies that development must provide environmental gains through green infrastructure where, through necessity due to the scale of growth required, Greenfield sites are developed. Biodiversity, geo - diversity and locally distinctive landscapes will be protected and enhanced and linkages between habitats will be promoted, helping to enable adaptation to climate change and promotion of sustainable access to the countryside.

10.13 The proposed polices were agreed by Cabinet on 23 September 2013.

Refining the DM Policies

10.14 The majority of the policies remain much the same as they did in their preferred options form. A number of minor revisions were carried out to many of the policies but the only substantial change was the deletion of two policies, both because it was considered that they duplicated the National Planning Policy Framework. One was the flood risk policy (4.3 within the preferred options document) and the other was a specific policy on non-designated heritage assets (4.13 within the preferred options document) with a combined heritage asset policy considered more appropriate.

10.15 As a consequence, there is very little change in how the policies perform against the objectives. With the exception of the two deleted policies, the policies all still seek the same outcomes as those in the preferred options document. Most of the wording changes to the policies and reasoned justifications are to clarify issues raised and make the policies more robust in being able to achieve the outcomes required.

10.16 One of the amendments that has come out of the appraisal was that policy 4.4 should have a minor amendment (replace “must” with “should” in criteria (3)) to allow more flexibility, such as within the historic environment.

10.17 A further minor amendment was to add a note to policy 3.3 to add a cross-reference to fundamental amenity and landscape policies and to flood risk policies in the NPPF. In doing so, this strengthens the policy against some of the environmental objectives.

10.18 As would be expected, policies in Section 2, which are focused on promoting economic development in the district, scored particularly favourably on economic objectives. However, there were no significant negative impacts in the social or environmental objectives either. Likewise, policies in Section 3, which focuses on social policies, scored particularly well on social objectives. However, there were no significant negative impacts on environmental or economic objectives. Policies in Section 4, which contains the main policies controlling environmental impact, scored well in some areas against environmental objectives, but with no significant negative impacts against social or economic objectives.

10.19 A couple of minor amendments were required, but overall no major negative effects were found. Cumulative synergistic effects were considered in carrying out the appraisal. A number of policies were found to have cumulative synergistic effects with other policies against social and environmental effects, but no negative cumulative synergistic effects were found.

10.20 The full assessment tables can be found in Appendix 5

11. Tasks B3 and B4 – Predicting and Evaluating the Effects of the Development Management Policies Document

Overall Effects of the Development Management Policies Document.

11.1 The first point to note is that this document builds on the adopted Joint Core Strategy and should not be seen in isolation. The JCS sets out many of the development principles on the strategic level and the purpose of the DM Document is to provide detailed policies to help deliver the JCS and guide the Council in responding to planning applications. Many of the related impacts of the JCS policy decisions have already been assessed and used to inform these over arching policies. This means that for example the principles of addressing climate change, promoting good design, conserving water and energy through efficient use and the higher policies of employment, the economy and transport have been set and must be accepted.

11.2 The overall effects of the document and the alternative options have been assessed and the effects predicted using the 22 adopted Sustainability Objectives as set out in Table 9.1 above.

11.3 The summary comments broken down by policy number are listed in the table below, followed by an indicative summary of the full SA Assessment tables. The full SA tables can be seen in appendix 5.

Table11.1 Summary of Sustainability Appraisal

DM No.	DM Policy heading	Summary comments
Strategic Policies		
DM 1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk	The Preferred Policy will apply greater significance to local Vision and Objectives together with the NPPF, and will deliver a most robust and useful approach to securing sustainable development in the specific circumstances of South Norfolk. The policy offers significant potential contribution to the environmental, social and economic SA Objectives. However, there are potential conflicts that the Local Plan seeks to balance. In certain circumstances (for example a shortage of a five year supply of housing sites), the policy will apply greater significance to local Vision and Objectives in these circumstances together with the NPPF, and will deliver a most robust and useful approach to securing sustainable development in the specific circumstances of South.
DM 1.2	Requirement for infrastructure through planning obligations	The Options address the requirement for s106, CIL and other contributions; these can act as a disincentive to growth and economic investment as well as offering an essential means of delivering essential enabling works and securing necessary infrastructure and other capacity improvements to accommodate new development. Viability and competing requirements must be balanced; The Policy provides basis for this decision making. A clear statement of requirements

		through the Policy will help set expectations and achieve contributions to achieve sustainable development objectives.
DM 1.3	The sustainable location of new development	The policy offers significant positive impacts on environmental, social and economic SA Objectives. The policy summaries a sustainable strategy for development with clarity that must otherwise be derived from the sub-regional strategy and several policies in the JCS. NPPF requires Local Plans to give a clear statement of spatial which is likely to be beneficial to good planning. Criterion (2) provides overall strategic protection of the Countryside outside of Settlement development boundaries. This provides the basis of other Policies and strategies throughout the Document
DM 1.4	Environmental quality and local distinctiveness	The policy offers significant contribution to environmental and also social and economic SA Objectives. The policy addresses a shortfall in the JCS by providing a clear set of expectations and strategy for protecting and enhancing environmental quality and local distinctiveness - to be applied to development management decisions. This provides the strategy that other DM Policies detail throughout the Document.
Economic dimension		
DM 2.1	Employment and business development	The policy offers greater likelihood of producing cumulative environmental benefits in the longer term and greater prospect of sustainable economic growth to meet the circumstances of South Norfolk.
DM 2.2	Protection of employment sites	The policy will both have only a minor or neutral impact on the achievement on the environmental and social SA objectives, and a strong impact on the achievement on the economic objectives. However, the policy offers greater likelihood of producing cumulative environmental benefits in the longer term and greater impact on economic objectives.
DM 2.3	Working at home	The Policy offers clear guidance on planning issues in relation to working from home. Both alternatives had only a minor or neutral impact on the achievement on the environmental and social SA objectives, and a strong impact on the achievement on the economic objectives. However, the draft policy provides specific guidance to householders / new businesses and offers greater likelihood of producing cumulative environmental benefits in the longer term and a greater impact on local economic objectives.
DM 2.4	Location of the 'main town centre uses'	The policy supports the principles and detailed aspects of the economic, social and to a lesser extent, environmental objectives. There will be synergistic benefits. The more appropriate thresholds of the policy will lead to greater impact in the rural area - whereas the impact of the NPPF default thresholds leads to later and less impact and some uncertainty
DM 2.5	Changes of use in the town centres	The policy supports the principles and detailed aspects of the economic, social and to a lesser extent, environmental objectives – with the exception of a potential negative impact

	and local centres	on the supply of units for housing conversion. The Policy contributes significantly to wider synergistic benefits. The minor negative impact on housing objective (S1) should be balanced by an appropriate supply of Site Allocations and DM Policies to ensure a suitable and adequate mix of opportunities for additional and affordable housing can emerge
DM 2.6	Food, drink and takeaways	This is a very specific and focussed Policy with a relatively narrow impact in the management of food, drink and takeaway uses. The policy offers a clear basis of management responsive to the local characteristics and in particular in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits. .
DM 2.7	Agricultural and forestry development	This is a very specific policy so the impacts are narrow. The policy in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits. The greater and detail included in the policy will lead to greater impact on SA objectives.
DM 2.8	Equestrian and other small rural land based activities	This is a very specific policy so the impacts are narrow. In particular, it supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits
DM 2.9	Rural tourist and other recreational destinations	The policy in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits.
DM 2.10	Conversion and re-use of buildings in the Countryside for non-agricultural use	The Policy addresses the change of use of redundant rural buildings and provides essential additional guidance on 'appropriate' case – further to the JCS. The greater and detail included in the policy will lead to greater impact on both the economic and environmental objectives – with wider synergistic benefits.
DM 2.11	Agricultural and other occupational dwellings in the Countryside	The Policy provides necessary further guidance on this relatively narrow but important rural issue for DM purposes. In addition to the guidance in the NPPF. And JCS. The policy offers benefits to the SA social and economic objectives.
DM 2.12	Tourist accommodation	The Policy provides for permanent and semi-permanent holiday accommodation to be created in the Countryside and in Settlements – as an exception to DM 1.3. The alternative would be to rely on NPPF. The Policy has social and economic objectives benefits while maintaining the important environmental safeguards.
Social dimension		
DM 3.1	Housing Quality	The policy including indicative internal space standards (Table 3.1) has a strong positive impact on SA Social Objectives, with synergistic and cumulative benefits increasing over time. Both

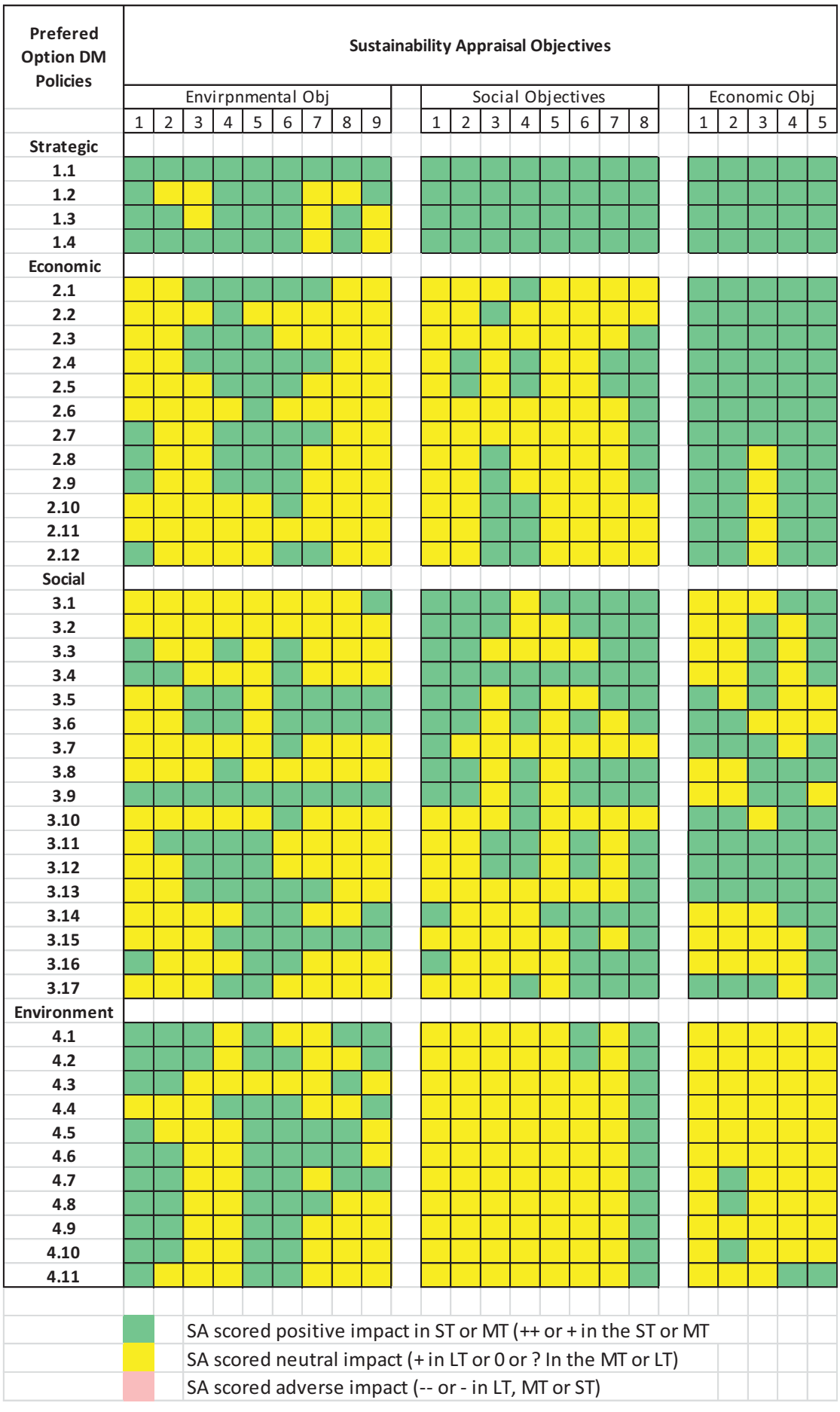
		Options have minor or neutral impacts on the achievement of environmental and economic SA objectives
DM 3.2	Meeting housing requirements and needs	Building on JCS housing mix requirements, the Policy also requires (1) all housing sites to include a housing type mix (JCS requires an affordable element at a higher thresholds starting at 5 dwellings), and (2) addresses the spatial planning issue of the nomination cascade for affordable housing employed in SNC. There are greater benefits from the Policy through the extra detail on mix and distribution of housing, additional transparency about housing nominations in local communities, and application of the mix of housing type to ALL development. The policy has a neutral environmental impact and brings a mixture of positive and neutral impacts on the achievement on the social and economic SA objectives.
DM 3.3	Meeting rural housing needs	Policy addresses rural 'exception' housing sites. The policy offers economic and social benefits to rural communities, albeit the planning decisions can be controversial. However, exceptions sites bring some risk of undermining protections of the local and natural environmental and must not prejudice normal safety and amenity considerations. The recommended amendments mitigate this addressing how 'exception sites' should be assessed. Recommended addition to cross reference to fundamental amenity and safety requirements.
DM 3.4	Sites for Gypsies and Travellers	Criteria based Policy for provision of Gypsy and Traveller sites in different circumstances. The policy offers important social benefits and some economic benefits to rural communities, while safeguarding environmental objectives. It is a requirement of national Policy for the LPA to have a criteria based policy on this matter and the policy provides useful detail.
DM 3.5	Residential extensions, conversions within settlements	The policy offers some social benefits and environmental benefits to local communities, and greater clarity and certainty to applicant and their neighbours
DM 3.6	Replacement dwellings and additional dwellings on sub-divided plots within Settlements	The policy offers greater robustness, clarity and certainty to applicant and their neighbours. The policy offers some social benefits and environmental benefits, with greater clarity and certainty to applicant and their neighbours.
DM 3.7	House extensions and replacement dwellings in the Countryside	One of a suite of development management policies for housing extensions / alterations / replacement. The alternative is to rely on informal guidance and NPPF. The policy criteria offer greater robustness, clarity and certainty to applicant and their neighbours. The policy offers fairly neutral impact; most significantly the policy offers some beneficial guidance to manage design assessment but potential risks of increased rural traffic. The facilitating of replacement rural buildings may offer some potential economic benefit.

DM 3.8	Residential Annexes	One of a suite of development management policies for housing extensions / alterations / replacement. The alternative is to rely on informal guidance and NPPF. The policy offers greater robustness, clarity and certainty to applicant and their neighbours and significant economic benefits over the alternative arrangements that would be necessary. There are substantial economic and social benefits
DM 3.9	Design Principles applying to all development	The policy offers significant benefits against most of the SA objectives
DM 3.10	Advertise - ments and signs	The policy provides a Local Plan policy basis for assessing advertisements in the substantially rural Area of Special Advertising Control, the alternative is to have BAU approach relying only on an existing informal guidance note based on the SNLP. The policy is consistent with NPPF and will help balance achievement of both economic and some environmental SA objectives.
DM 3.11	Promotion of sustainable transport	The Policy options address the promotion of sustainable transport measures and contributes to significant benefits across all three SA dimensions
DM 3.12	Road Safety and the free flow of traffic	The Policy options address an interface of transport and land use planning, considering impact on road safety and flow of traffic. The policy clearly applies the transport principles of the Corridors of Movement to development management decisions. This has significant benefits across all three dimensions.
DM 3.13	Provision of vehicle parking	The policy address's parking provision, which is demonstrated to be necessary to achieve objectives across all three dimensions. The policy contributes to significant benefits across all three dimensions
DM 3.14	Amenity, noise and quality of life	Policy options addressed amenity issues applicable to the assessment of most development proposals. The policy includes details to guide applicants and decision making while the BAU relies on Core Principles in the NPPF and the JCS policy. The policy contributes to significant environmental and social benefits
DM 3.15	Pollution, health and safety	The policy contributes to significant environmental and social benefits. This will help facilitate sustainable development and redevelopment of pdl sites.
DM 3.16	Outdoor play facilities and recreational space	The policy contributes to significant environmental and social benefits. This will help ensure provision is targeted to researched and specified local needs – to be elaborated on in updated evidence and SPD guidance to follow.–The policy provides for new provision to be targeted to researched and specified local needs

DM 3.17	Improving the level of community facilities	The policy contributes significantly and is consistent with supporting all three dimensions and could produce significant benefits for economic and social objectives by giving a clear basis for assessing future viability of future use and the framework for considering change (Part (1)) and qualified support on sites outside of development boundaries under (2).
Environmental dimension		
DM 4.1	Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions	The policy is consistent with supporting all three dimensions and could produce significant benefits depending on the off-setting. Allowable Solutions schemes that might be selected for investment and the nature of the Zero Carbon target that is 'missed'.
DM 4.2	Renewable Energy	The Policy performs far better than BAU approach, providing a Local Plan Policy that draws on local evidence and guidance; this will perform more forcefully and clearly than a BAU approach relying on NPPF and local evidence / informal guidance alone. In particular the Policy ensures that locally distinctive landscape characteristics are properly considered in decisions The policy has positive benefits, most notably on some of the environmental SA Objectives
DM 4.3	Sustainable drainage and water management	The policy has a small number of strong environmental benefits and otherwise a largely neutral impact. The policy does offer clarity of expectation in the short term while the new regime of the SAB is established
DM 4.4	Facilities for the collection of recycling and waste	The policy has a narrow but significant impact on the SA Objectives addressing the character of places and the quality of where people live. There is a potential conflict between achieving and protecting the distinctive character of places and accommodating large refuse vehicles. An amendment to the Policy Part (3) is to amend the word "must" to "should" to allow some flexibility. This is clarified in the Reasoned Justification in the full assessment contained in the SA appendix.
DM 4.5	Natural environ -mental assets - designated and locally important open space	The Policy addresses the various environmental assets, is simple and concise, the alternative was to prepare a range of individual The policy has mostly neutral impacts across the three dimensions, with very significant benefits for Objectives S8 and several environmental
DM 4.6	Landscape Character and River Valleys	The Policy offers robust consideration and support of the evidence provided on local landscape character studies. The policy has mostly neutral impacts across the three dimensions, with very significant environmental benefits and a social benefit at Objectives S8.

DM 4.7	Landscape Setting of Norwich	The policy is compliant with NPPF in terms of the criteria approach taken and based on updated evidence assessment of the setting of Norwich. Compatible with strategies of City Council. The policy will robustly apply a landscape strategy that promotes a positive image of the city of Norwich and the district for economic benefit. Over all the policy provides positive impacts for environmental and one economic Objective.
DM 4.8	Strategic Gaps between settlements within the Norwich Policy Area	The Policy and map designations provide the necessary requirement of the JCS to define appropriate strategic gaps within the NPA. The policy will robustly apply a strategy that promotes a positive image of Hethersett, Wymondham and the district and contribute to environmental and also economic and social Objectives.
DM 4.9	Protection of Trees and Hedgerows	The policy provides simple, clear DM guidance Narrow impact but trees and hedgerows make an important contribution to environmental and place
DM 4.10	Incorporating landscape into design	SA assessment shows the Policy has a narrow but significant impact; the incorporation of landscaping can make an important contribution to environmental and social perceptions of place.
DM 4.11	Heritage Assets	The policy offers a significant potential contribution to the environment and economic SA Objectives, however, there are potential conflicts between economic and environmental objectives. The clear statement of expectations in the policy together with appropriate further detailed SPD and guidance offer the most robust and useful approach to securing sustainable development.

Table 11.2: Indicative Summary of the Full SA Assessment Tables



11.4 The above table provides a simplified visual summary of the predicted effects of each of the DM Policies to reveal something of the cumulative effect of the policies with a colour coded 'scoring' that simplifies the results of the original full assessment and illustrates the likely cumulative effect of the policies together.

11.5 It should also be noted that the simplified colour coding used in the table understates the positive impact of the draft policies – for two reasons. First, the scoring is based on an assessment of a draft policy that has already been superseded by the version included in the Regulation 18 consultation document. Second, policies with a neutral impact in the short / medium term but a minor positive (+) impact in the long term, have been conservatively scored as 'neutral' rather than 'positive'.

11.6 It is important to note that the full assessment process revealed a number of ways in which the Preferred Option Policies could be improved as detailed in task B2 above, and the recommended amendments were subsequently made prior to the assessment.

Short term effects of the DM policies

11.7 The JCS sets out many of the development principles at the strategic level and the purpose of the DM DPD is to provide detailed policies to help deliver the JCS and guide the Council in responding to planning applications. By their very nature the policies are themselves designed to avoid or mitigate some of the potential adverse effects of development provided for in the JCS, by addressing local issues. Most of the short term impacts occur during development and relate to the construction phase.

11.8 The majority of the polices offer economic and social benefits in the short term or have no material impact on the overarching sustainability objects

Medium and long term effects of the DM polices

11.9 Medium and longer term positive impacts of the DM policies are generally assessed as being positive. As developments are progressed, the impacts of policy will become more noticeable and effective. For example the requirements of policy DM Policy 1.2 (infrastructure requirements), include the requirement to secure the necessary infrastructure to deliver on-site open space and play space to directly serve the development, along with pedestrian and highway improvements. Over time these benefits will be increased over the wider population as the perceived policy benefits are delivered.

11.10 Where thresholds are set eg DM Policy 2.5 (Changes in use of Town Centres and local centres), the benefits of preserving the retail use of town centres will only become apparent over the longer term, contributing significantly to wider synergistic benefits.

Cumulative effects of the DM polices

11.11 The sustainability effects of the DM Polices Document are generally minor. This is to be expected as they represent a lower hierarchy of policy development adding local detail to implement the broader principles within the JCS and the NPPF. Many of the related impacts of the JCS policy decisions have already been assessed and used to inform these overarching policies. This means that for example the principles of addressing climate change, promoting good design, conserving water and energy through efficient use and the higher policies of employment, the economy and transport have been set and must be accepted. The development needs of the district mean that much development will take place on greenfield land and this will mean that there will inevitably be some impacts on landscape. However the DM polices have evolved to include polices such as DM Policy 1.3, (Sustainable location of development) and DM Policy 3.1 (Housing Quality), DM Policy 3.2 (Housing requirements) and the design principles in DM Policy 3.9, which ensure that design and scale of new development will help to minimise these impacts and provide significant positive effects overall.

11.12 The fact that the majority of the DM policies address local issues means that on the whole the cumulative impacts are positive. For example as can be seen in the full SA assessment in the SA appendix, the short term impacts of many polices may be neutral however the cumulative effect is assessed as having a positive effect on sustainable development in the local context over the longer term.

11.13 Many polices are assessed as having synergistic benefits and form the basis for setting specific and localised requirements. For example when assessed against the Social Objectives DM Policy 4.8 (Strategic Gaps), the conclusion is that “the importance of maintaining the distinct character of places and avoiding coalescence with nearby settlements is well established in residents perceptions of neighbourhood – significant synergistic benefits”. Overall the assessment concludes that the policy makes an important contribution to environmental and economic and social objectives and is seen to robustly apply a strategy that promotes a positive image of Hethersett, Wymondham and the district.

11.14 Similarly policy DM Policy 4.11 (Heritage Assets) is assessed as having considerable synergistic benefits, with the potential to play a significant part in improving the quality of and satisfaction with the places where people live.

Significant environmental effects

11.15 The DM Policies Document will have a number of environmental effects, however by its very nature, most of the effects will be limited and the aim of the policies are to maximise these benefits where ever possible. For example DM Policy 4.5 stipulates that development which impacts on designated sites will be expected to contribute to positive improvements. The existing protection of the highest status of natural environment assets, which are identified on the proposals map, and the protection for development to contribute effectively to the opportunities

for the establishment and improvement of coherent ecological networks, Biodiversity Enhancement Areas and Multi- functional Green Infrastructure Networks are considered to create potential for positive effects overall. In addition the effects of DM Policy 4.5 when taken together with the wider environmental DM polices such as DM Policy 4.9 (The protection of trees and hedgerows), DM Policy 4.10 (Incorporating landscape into design), DM Policy 4.11 (Protecting heritage assets) and DM policy 1.4 (Environmental quality and local distinctiveness) are considered to protect and enhance green infrastructure and heritage and make most potential negative effects dependent on mitigation.

11.16 Overall the polices are considered to be generally positive as would be expected, policies in section 2 scored particularly favourably on economic objectives, section 3 on social objectives and section 4 on environmental objectives. A couple of minor amendments were required, but overall no major negative effects were found.

11.17 As a consequence, the Sustainability Appraisal report does not raise any significant concerns with the proposed policies.

12. Task B5 – Mitigating the Effects

12.1 The full assessment of the preferred options identified a number or areas where the polices could be amended and improved, these points are noted in a detailed Recommendation at the end of each assessment and identified in bold text in the summary table in appendix 4 to the Interim Sustainability Report. The improvements included adding text or cross-reference to other Policies to ensure balanced decision making. In addition, the conclusions at the end of Task B1 identify areas where caution is necessary. However, the assessment of the proposed options did not identify any areas where significant harm is likely to be caused and mitigation required.

13. Task B6 Monitoring of Significant Effects

13.1 Under Section 35 of the Planning and Compulsory Purchase Act 2004, planning authorities are required to monitor and report on the implementation of Local Plan policies. The Sustainability Appraisal indicators must also be monitored.

13.2 The three district councils of the GNDP produce a single combined Annual Monitoring Report each year (principally to monitor the Joint Core Strategy), and the monitoring process will involve:

- Comparison of the current state against the baseline;
- Analysis of changes to indicators
- Analysis of performance against targets and objectives.

Table 13.1 describes the envisaged monitoring regime for this SA/SEA:

13.3 The monitoring regime for the Sustainability Appraisal of the Development Management Policies Document will track the same indicators as the other South Norfolk Local Plan Documents (including the Joint Core Strategy).

Table 13.1: Monitoring Framework

Environmental Objectives		SA Indicators
ENV 1	To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation	i) Percentage of SSSIs in favourable condition or unfavourable recovering condition ii) Biodiversity Action Plan habitats/species actions in progress/completed iii) Net change in the number of Tree Preservation Orders iv) Net change in County Wildlife Sites in 'Positive Conservation Management' *Sources: Natural England, Norfolk Biodiversity Partnership, South Norfolk Council, Norfolk Wildlife Trust*
ENV 2	To limit or reduce vulnerability to climate change, including minimising the risks from flooding	Number of planning permissions granted contrary to the advice of the Environment Agency and/or NPPF on flood defence grounds (within Flood Zones 2 or 3). Number of dwellings permitted within the high risk flood areas (Flood Zones 2 and 3) *Sources: Environment Agency and South Norfolk Council*
ENV 3	To maximise the use of	i) CO_2 emissions per capita (million

	renewable energy solutions and reduce contributions to climate change	tonnes carbon equivalent) ii) Renewable energy capacity permitted by type *Sources: DECC, South Norfolk Council, Norfolk County Council*
ENV 4	To reduce the effect of traffic on the environment	% of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly from home *Source: Census*
ENV 5	To improve air quality and minimise noise, vibration and light pollution	Number of designated Air Quality Management Areas (AQMAs) *Source: South Norfolk Council/Norfolk County Council*
ENV 6	To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment	i) Number of listed buildings and Scheduled Ancient Monuments on the Buildings at Risk Register ii) Listed Buildings/Scheduled Monuments lost/damaged by development iii) Number of Conservation Area Character Appraisal and Management Plans adopted iv) Number of TPOs served *Sources: South Norfolk Council and English Heritage*
ENV 7	To minimise the loss of undeveloped land and conserve and improve the quality of soil resources	i) Percentage of dwellings built on previously developed land ii) Percentage of new dwellings completed at a) less than 30 per hectare b) 30-50 per hectare c) More than 50 per hectare iii) Loss of Best Most Versatile soils (grades 1, 2 3a) *Source: South Norfolk Council*

ENV 8	To improve water qualities and provide for sustainable sources of supply and sustainable use	i) Percentage of Broadland catchment river length assessed as good or better: a. Overall Status; b. Ecological Status; c. Biological Status; d. General Physio Chem Status; e. Chemical class ii) Daily domestic water use (per capita consumption) iii)Number of planning permissions granted contrary to Environment Agency advice on water quality *Sources: Environment Agency and Anglian Water*
ENV 9	To minimise the production of waste and increase recycling	i) Percentage of household waste recycled/composted ii) Kilograms of waste produced per head of population *Source: South Norfolk Council*
Social Objectives		
S 1	To provide everybody with the opportunity to live in a decent, suitable and affordable home	i) Total and percentage of affordable housing completions ii) Total housing completions Percentage of new public housing stock built to the standard of the Code for Sustainable Homes *Source: South Norfolk Council*
S 2	To reduce poverty, inequality and social exclusion	i) Index of Multiple Deprivation score ii) Total and percentage of affordable housing completions % of economically active working age people (aged 16-64) – unemployed Total benefit claimants - percentage of working age people claiming benefits Percentage of people claiming Job Seekers Allowance who have been doing so for a) over 1 year and b) over 2 years *Source: Norfolk County Council and South Norfolk Council, NOMIS*

S 3	To offer opportunities for all sections of the population to have rewarding and satisfying employment	i) Amount of land development for employment by type ii) % of working age (16-64) population economically active iii) Gross weekly pay (F/T workers *Source: South Norfolk Council and Office for National Statistics, NOMIS*
S 4	To improve accessibility to essential services, facilities and the workplace, particularly for those most in need	% of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly from home Accessibility of local GP services (15 & 30 mins walk/public transport *Source: 2011 Census/Norfolk Insight*
S 5	To improve the education and skills of the population overall	i) Percentage of school leavers with 5 of more GCSEs A*-C ii) Percentage of 16-18 year olds not in employment, education or training (NEETs) iii) Proportion of adult population qualified to NVQ4 level or higher *Source: Norfolk County Council and Department for Children, Schools and Families*
S 6	To improve the health of the population overall	Life expectancy at birth and at age 65 Percentage accessibility of leisure and recreation facilities (by ward)??? *Sources: South Norfolk Council, Norfolk County Council and Office for National Statistics*
S 7	To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity	Incidents of crime committed a) Domestic burglaries b) Violence c) Offences against vehicles *Sources: ONS*

S 8	To improve the quality of where people live	General resident satisfaction levels *Source: MORI people survey*
Economic Objectives		
EC 1	To encourage sustained economic growth	i) Amount of land developed for employment use by type ii) Employment/unemployment levels iii) New business registration rate *Sources: South Norfolk Council and Office for National Statistics/ NOMIS*
EC 2	To encourage and accommodate both indigenous and inward investment promoting a positive image of the District	i) New business registration rates ii) Number of small businesses iii) Allocated employment land (ha) without planning permission *Source: South Norfolk Council and Office for National Statistics*
EC 3	To encourage efficient patterns of movement in support of economic growth	% of residents who travel to work: a) By private motor vehicle b) By public transport c) By foot or cycle d) Work at home or mainly from home *Source: 2011 Census*
EC 4	To improve the social and environmental performance of the economy	Proportion of population aged 19-63 for males and 19-59 for females qualified to at least Level 2 or higher *Source: Audit Comission* Per capita CO2 emissions in the LA area (tonnes/CO2) *Source: GOV.uk*
EC 5	To improve economic performance in rural areas	New business registration rates

Appendix 1 – Review of Plans, Programmes and Policies

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
INTERNATIONAL				
The Rio Earth Summit, 1992 – JCS	Five separate agreements made at Summit • The Convention on Biological Diversity • The Framework Convention on Climate Change • Principles of Forest Management • The Rio Declaration on Environment and Development – 27 key principles • Agenda 21 - an action plan for developing the planet sustainably into the 21st century.		Promotion of renewable energy & energy efficiency. Promotion of sustainable development patterns & public transport. Promotion of water efficiency. Promotion of biodiversity	Sustainability of new development patterns. Contribution to public transport. Contribution to renewable energy and efficiency. Contribution to biodiversity
Kyoto Protocol and the UN Framework Convention on Climate Change, 1992 – EoEP & JCS	To achieve stabilisation of greenhouse gas concentrations in the atmosphere at safe levels	UK target is set at 12.5% less than the 1990 output emission levels by 2012. (Domestic goal of 20% reduction of CO2 emissions below 1990 levels by 2010 - Climate Change – UK Programme 2000)	To encourage a reduction in greenhouse gas emissions (directly or through the use of alternatives).	Impact on greenhouse gas emissions Contribution to renewable energy and efficiency
The Conservation of Natural Habitats and of Wild Fauna and Flora Directive (92/43/EEC) – EoEP & JCS	To contribute towards ensuring biodiversity through the conservation of natural habitats and of wild flora and fauna; designation of Special Areas of Conservation. Requirement for "appropriate assessments" to consider effects on sites of European importance.		Protection and management of biodiversity and areas of significant habitat and ecological importance.	Impact on habitats and species Development to avoid areas of particular importance Particular consideration of SACs and SPAs
European Air Quality Framework Directive (96/62/EC) (and supplementary ones) – EoEP & JCS	Maintain air quality where it is good, and improve where it is not.		Avoid detrimental impacts on air quality. Help to mitigate in designated Air Quality Management Areas.	Impact on air quality. Need to identify areas where improvement is necessary.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
European Water Framework Directive (2000/60/EC) – EoEP & JCS	Framework for the protection of inland, surface, transitional and coastal waters		Protection & management of water resources & environments.	Impact on water resources. Integration of different sectors. Impact upon European sites.
EC Directive on the assessment of the effects of certain plans and programmes on the environment (2001/42/EC)	"To provide for a high level of protection of the environment & to contribute to integration of environmental considerations into preparation of plans & programmes …. promoting sustainable development." "Environmental assessments" should be carried out for plans which are likely to have significant effects on environment.		DPD should be accompanied by SA to ensure: Policies in plan will contribute to sustainable development. That there is full stakeholder & public consultation in process.	SA framework should ensure the objectives of this overarching document are covered.
Directive (2001/77/EC) Promotion of development of renewable energy sources and their use – EoEP & JCS	Promotion of development of renewable energy sources and their use		Promotion of renewable energy	Contribution to use of renewable energy
The World Summit on Sustainable Development, Johannesburg, 2002 – EoEP & JCS	International commitment to Sustainable Development: • Reverse trend in loss of natural resources, e.g. through resource efficiency • Increase renewable energy and efficiency • Reduce loss of biodiversity	Strengthen global commitments on sustainable development set out at Rio (Plan of Implementation). Agreements made to halve the 2 billion people living without clean water by 2015, set up solidarity fund to wipe out poverty, restore depleted fish stocks by 2015 & reduce species loss by 2015.	Promotion of sustainable development patterns. Promotion of renewable energy & energy efficiency. Protection and enhancement of biodiversity. Protection of natural resources. Promotion of health and economic well-being	Sustainability of new development patterns. Renewable energy and Efficiency. Biodiversity & natural resources. Minimisation of waste. Health & economic well-being
Directive on the Promotion of Biofuels and other Renewable Fuels for transport (2003/30/EC) – EoEP & JCS	Creating European wide framework for adoption of biofuels in transport fuel.	National targets of 5.75% by 2010 & 10% by 2020.	Consider infrastructure requirements for expansion in biofuels (farming, manufacture, delivery etc	Contribution to use of biofuels.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
European Spatial Development Perspective - JCS	Across the regions of EU: Economic & Social cohesion. Conservation & management of natural resources & cultural heritage. More balanced competitiveness.		Management of economic, social & environmental matters	Balancing of potentially conflicting economic, social & environmental issues.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
NATIONAL				
PPG16 Archaeology and Planning (1993) - JCS	Ensure archaeological remains are not needlessly or thoughtlessly destroyed Presumption in favour of physical preservation of nationally important remains and their setting		Consider and address archaeological interests.	Impact on archaeology
PPG15 Planning and the Historic Environment (1994) – EoEP & JCS	Effective protection for all aspects of the historic environment		Identify, protect and enhance the historic environment	Impact on historic environment Contribution to enhancement and restoration
PPG24 Planning and Noise (1994) – EoEP & JCS	Minimise the adverse impacts of noise		Consider risk of impacts from noise to/from development	Risks of noise impacts
Planning (Control of Major Accident Hazards) Regulations (implements obligations under Seveso II Directive Council Directive 96/82/EC) - JCS	Prevent major accidents from hazardous substances & limit their consequences		Consider location of establishments where hazardous substances are used or stored. Issue of development within vicinity of hazardous substance zones.	Consideration of hazardous substances & impact on health & environment
Saving Lives: Our Healthier Nation White Paper (1999) – JCS	An action plan to improve the health of everyone, focusing on particular illnesses		Consider how LDF can contribute to improved health	Contribution to health
DfT 10 year Transport Plan (2000)	To tackle congestion & pollution by improving all types of transport in ways that increase choice. Based on: • integrated transport • public and private partnership • new projects.	Relevant targets: 10% increase in bus journeys to 2010. Bus priority schemes. Improve links to deprived urban areas. More park & ride schemes. Safer cycling & walking routes more 20mph areas & Home Zones	Promote integrated transport as part of sustainable development.	Contribution to achieving modal shift to sustainable forms of transport.
Rural White Paper: Our Countryside (2000) – EoEP & JCS	Sustain and enhance the distinctive environment, economy and social fabric of the English countryside for the benefit of all.		Consider contribution to environmental, social & economic life of rural areas	Contribution to rural environment, economy and community

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Urban White Paper- Our Towns and Cities: The Future (2000) - JCS	Urban areas that offer a high quality of life and opportunity for all. Urban renaissance should benefit everyone, making towns & cities vibrant & successful, & protecting the countryside from development pressure. Promotes: • Community involvement • Good sustainable design and planning • Prosperous and inclusive cities • Good quality services • Protection from crime		Consider the means for contributing to the environmental, social and economic fabric of the urban area	Contribution to urban environment, economy and social well-being
PPG8 Telecommunications (2001) – EoEP & JCS	Facilitate the growth of new and existing telecommunication systems whilst keeping environmental impact to a minimum.		Provide for telecomms development, having regard to environmental impacts & technical constraints	Contribution to telecommunications system development and sustainability
PPG13 Transport (2001) – EoEP & JCS	Promote more sustainable transport choices for people and freight. Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Reduce the need to travel, especially by car.	National maximum parking standards (Annex D)	Promote development in sustainable locations (good accessibility by walking, cycling and public transport)	Accessibility of development links to jobs, services etc)
PPG17 Planning for open space, sport and recreation (2002) – EoEP & JCS	Local networks of high quality and well managed and maintained open spaces, sports and recreational facilities and the maintenance of an adequate supply.	Local standards to be set	Assess recreational needs, set standards, protect and enhance appropriate provision	Impact / contribution on recreational provision
Air Quality Strategy for England etc (Jan 2000 + Feb. 2003 addendum) – EoEP & JCS	Improve air quality to protect people's health & environment without imposing unacceptable economic or social costs. Objectives for nine main air pollutants.		Consider policies that encourage reduction in air pollutants	Assess likely implications on air quality / pollutants
Energy White Paper: Our Energy Future – creating a low carbon economy (2003) – JCS	Long term strategic vision for energy policy, combining environmental security of supply, competitiveness and social goals.		Promotion of sustainable energy, energy efficiency	Consider sustainable energy issues
Rural Strategy 2004 - JCS	Economic and Social Regeneration – Supporting enterprise across rural England, but targeting greater resources at areas of greatest need; Social Justice for All – tackling rural social exclusion and providing fair access to services & opportunities for rural people. Enhancing the countryside – protecting the natural environment.		Consider means for contributing to environmental, social & economic fabric of rural areas.	Contribution to rural environment, economy and social well-being
ODPM Safer Places: The Planning System and Crime Prevention (2004)	Early consideration of crime prevention as part of the design process to deliver safer places.	Contribution to reduction of crime rates.	Ensure policies take account of the need to consider & design out crime.	Contribution to designing out / reducing crime.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
PPS7 Sustainable Development in Rural Areas (2004) – EoEP & JCS (partially superseded by PPS4)	Strictly control new housing in the open countryside. Protect character of rural settlements & sites with specific landscape, wildlife & historic value. Local landscape designations need to be rigorously justified. Support appropriate agricultural development/diversification. Protect most valuable agricultural land.		Promote sustainable economic activity development in rural areas. Protect countryside, rural character & specific sites. Protect agricultural land.	Protection of countryside & environmental assets. Sustainable economic development in rural areas. Protection of soil resources.
PPS22 Renewable Energy (2004) – EoEP & JCS	Increased development of renewable energy resources	20% of UK electricity to be from renewables by 2020	Promotion of renewable energy. Set criteria for renewable energy projects,	Contribution to renewable energy provision
PPS23 Planning and Pollution Control (2004) – EoEP & JCS	Protecting and improving the natural environment, public health and safety, and amenity		Consider risks from pollution, balance with other factors	Risks / impact from pollution
PPS9 Biodiversity and Geological Conservation (2005) – JCS	Biological and geological diversity are conserved and enhanced as part of sustainable development. Conserve, enhance and restore diversity of wildlife and geology. Contribute to rural renewal and urban renaissance (taking account of biodiversity's role in quality of life and high quality environments).		Identify, protect and enhance biodiversity and important geology	Impact on biodiversity (habitats and species) and geology. Contribution to enhancement and restoration
Securing the Future - the UK Sustainable Development Strategy 2005 - JCS	A sustainable, innovative & productive economy that delivers high levels of employment & a just society that promotes social inclusion, sustainable communities and personal well-being; done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible.		Promotion of sustainable economy & communities. Protect & enhance environment, promote resource and energy efficiency.	Contribution to: Economic objectives Sustainable communities Impact on / enhancement of environment Resource efficiency & energy efficiency

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
PPS 1 Delivering Sustainable Development (2005) + Supplement Planning & Climate Change (Dec 2006) – EoEP & JCS	Delivery of sustainable development – inc. use of resources and reduction of GHG emissions. Contribute to Climate Change Programme, energy policies and sustainability. Provide homes, jobs, services, infrastructure, reduce emissions, efficient use of resources, resilience to climate change. Deliver sustainable patterns of urban and rural growth, maximising public transport and reducing need to travel (esp. by car). Promote social cohesion & inclusion. Conserve & enhance biodiversity (inc. impacts of climate change) Reflect development needs & interests of community and business. Enable them to contribute effectively. Encourage competitiveness & innovation		Consider how development can contribute towards all aspects of sustainable development, respond to challenges of climate change.	Overall consideration of sustainability and tackling climate change issues e.g. sustainable energy, flooding, biodiversity, locational strategy, accessibility, travel, economic and community development
PPS3 Housing (2006) - JCS	Ensure that everyone has opportunity to live in a decent home, which they can afford, in a community where they want to live: To achieve a wide choice of high quality homes, both affordable & market housing, to address community needs. Widen opportunities for home ownership & ensure high quality housing for those who cannot afford market housing, particularly for vulnerable or in need. To improve affordability across housing market, inc. by increasing supply. To create sustainable, inclusive, mixed communities in both urban & rural areas.		Provide for housing development that is sustainable as regards location, layout & design and meets the needs of the community.	Contribution to meeting housing requirement (market and affordable) Sustainability & choice of locations. Efficient use and management of land Quality of design. Contribution to inclusive communities
Good Practice Guide on Planning for Tourism (May 2006) - JCS	Maximising the economic, social and environmental benefits of tourism, and achieving these in most sustainable manner.		Promote sustainable tourism	Contribution to tourism. Impact on economy, environment & social issues

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Code for Sustainable Homes: A step-change in sustainable home building practice. (2006) - JCS	Minimum standards for • Energy and Carbon Dioxide emissions • Water consumption • Materials used • Surface water run-off • Waste • Pollution • Health and well-being • Management • Ecology		Move towards improved environmental standards to minimize impact on environment & improve social well-being & health from home occupation. Consider how housing can enhance the environment & create a healthy living environment for residents.	Impact on greenhouse gas emissions. Contribution to renewable energy and efficiency. Contribution to water conservation. Making best use of resources. Minimising waste & increasing recycling. Minimising impacts from pollution. Contribution to community well-being. Improving health of residents. Improved security / minimised crime. Contribution to enhanced biodiversity.
UK Climate Change Programme (latest version March 2006) – EoEP & JCS	Strategy for climate change, reducing emissions that contribute to climate change and adaptation to climate change	Sets out how energy efficiency will save 10.2 million tonnes of carbon (MtC) per year by 2010. Savings will be split between business (5.1MtC) & household (4.8MtC) and public sectors (0.3MtC).	Consider means for reducing emissions and designing / locating development that deals with the risks from climate change	Impact on greenhouse gas emissions. Contribution to renewable energy & efficiency Risks of flooding
Energy Review 2006 - JCS	Tackle climate change by reducing CO2 & to deliver secure, clean energy at affordable prices, as we move to increasing dependence on imported energy	Energy Savings of 6-9 MtC by 2020 (this is on top of savings –12 MtC - announced in the Climate Change Programme of 2006 by 2010)	Promotion of energy efficiency, more efficient transport, distributed energy generation, renewable energy, security of supply.	Contribution to sustainable energy development and use

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Local Government White Paper 2006 – Strong and Prosperous Communities - JCS	Responsive services & empowered Communities. Effective, accountable & responsive local government. Strong cities and strategic regions Local government as strategic leader and placeshaper. Performance framework. Efficiency in transforming local services. Community cohesion.		Consider how spatial planning can contribute to better communities	Contribution to community well-being
PPS12 Local Spatial Planning (2008)	Government policies on local spatial planning and LDF preparation. Sets out key ingredients of local spatial planning and how local authorities should prepare them.		To ensure all the requirements of PPS are met through both contents and the procedures plan preparation.	Fundamental tenet of plan preparation
State of the Countryside Report (2008)	Provides information and health check on themes and issues faced by rural communities		Develop plans/proposals that respond to needs of rural communities and countryside issues	Consider contribution towards: Access to services, Sustainable transport, Community involvement, Affordable housing, Environment / countryside
PPS25 Development and Flood Risk (2006) + 2009 supplement - JCS	Avoid flood risk where possible (sequential test), manage and reduce risk, avoid increasing flood risk		Consider & limit risks of flooding, avoid locating development in areas at risk where possible, reduce flood-risks.	Risks of flooding

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
PPS4 Planning for Sustainable Economic Development (2009)	Proactive and flexible development plan policies that emphasise sustainable development, stresses importance of towns & cities, protecting the countryside but promoting appropriate development in rural areas for employment, tourism & leisure activities (e.g. conversion, re-use and replacement buildings & farm diversification) Need to: • Set out clear economic vision & strategy, • Assess 'need' • Support existing businesses, • Set out management of & growth of centres, • Plan for new or emerging sectors as well as the knowledge/hi-tech industry • Prioritise use of previously developed land • Reassess existing allocations • Identify local service centres, network/hierarchy of town centres (including primary & secondary frontages) + range of sites for economic development • Deliver sustainable transport • Set maximum parking standards • Set floorspace threshold for edge of centre and out of centre • Manage evening & night time economy • Monitor - network & hierarchy of centres, need for further development, vitality & viability of centres.		Positive approach towards sustainable economic development – including tourism & leisure. Continued emphasis on town & service centres, protection of countryside and appropriate economic development in rural areas.	Contribution towards economic development in existing centres and rural areas. Provision of jobs & employment opportunities. Sustainability of proposals (re-use, conversions, diversification) Protection of countryside
PPS 5: Planning for the Historic Environment (2010)	Recognise that heritage assets are a valuable non-renewable resource. Need to maintain information on assets and their significance & contribution to area & sense of place. Need positive, proactive approach to conservation of historic assets.		Need to consider proposals in light of proximity to historic assets, any impact upon them and with regard to their level of significance.	Contribution to built environment in urban & rural areas. Contributes to distinctiveness of landscape & townscapes.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Consultation draft of PPS 1 supplement: Planning for a Low Carbon Future in a Changing Climate (2010)	Planning should fully support the transition to a low carbon future in a changing climate by • shaping places to help secure radical cuts in greenhouse gas emissions. This requires the location and layout of new development to be planned to deliver the highest viable energy efficiency, including through the use of decentralized energy, reducing the need to travel, and the fullest possible use of sustainable transport. • actively support and help drive the delivery of renewable and low carbon energy. • shape places and secure new development so as to minimise vulnerability and provide resilience to impacts arising from climate change, and do so in ways consistent with cutting greenhouse gas emissions. • ensure local communities are given real opportunities to take positive action on climate change; in particular by encouraging community-led initiatives to reduce energy use and secure more renewable and low-carbon energy.		Continued emphasis on low carbon development, renewable energy and imperative need to respond to challenges of climate change	Contribution to reduction of greenhouse gas emissions, renewable energy, and impacts of climate change.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Consultation draft of PPS: Planning for a Natural and Healthy Environment (2010)	Need to conserve & enhance natural environment, inc. quality, character & value of landscape, biodiversity, geodiversity & soil within rural & urban areas by ensuring that: — natural environment is integrated into strategic vision of communities — policies & decisions are based on an understanding of the nature, extent & value of the natural environment & recognise its importance; and — development & regeneration has minimal impacts on biodiversity & should enhance it wherever possible to contribute to the overall aim of no net loss to biodiversity. • minimise vulnerability of places, people & wildlife to the impacts of climate change & contribute to effective climate change adaptation measures by maintaining, creating and improving networks of green infrastructure within both urban and rural areas • deliver safe & attractive places to live, which respect the areas character, promote health & wellbeing, & reduce social inequalities by ensuring peoples access to high quality open spaces, green infrastructure & sports & play spaces & facilities which are safely & easily accessible by walking, cycling or public transport • provide access & appropriate recreational opportunities in rural areas to enable urban & rural dwellers to enjoy wider countryside.		Need to ensure up to date data available on natural environment, habitats and green infrastructure and open space etc. when preparing LDF. Need to consider how best to conserve and enhance areas assets and develop strategy to address deficiencies.	Consider impacts upon biodiversity and environmental quality and townscapes/landscapes. Access to environment, promotion of healthy and active populations, provision of high quality local environment.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Sustainable Communities Plan: Building for the future – EoEP & JCS	Ensure all social tenants have a decent home Ensure all communities have a clean, safe & attractive environment. Ensure that existing housing stock standards are improved. Tackle the housing shortage - more homes of right type in the right place; address the needs for more affordable housing; make best use of existing housing stock. Work towards a better balance in housing market in longer term. Ensure communities are sustainable, the environment is enhanced and countryside protected. Protect the countryside and enhance its quality, avoiding urban sprawl. Address the housing needs of rural communities. Alleviate pressures on services & housing caused by economic success where these pressures cannot readily be dealt with within existing towns and cities. Ensure new & expanded communities are sustainable, well-designed, high quality and attractive places in which people will positively choose to live & work.		Provision of housing for all sectors of the community. Promote good community Environments & improved housing standards. Housing that meets the needs of community, in type & location, whilst protecting environment. Encourage brownfield development. Protect & enhance the countryside. Provide for rural housing needs Provide for adequate levels of housing & service development. Apply aims of sustainable development to new / expanded communities	Contribution to: Meet housing requirement. Environmental quality. Housing suitability. Appropriateness of type and sustainability of location. Efficient use/management of land. Impact on / contribution to Environment. Impact on countryside. Meet rural housing needs. Services requirement. Sustainability of policies and proposals
Conservation of Habitats and Species Regulations 2010	To contribute towards ensuring biodiversity through the conservation of natural habitats and of wild flora and fauna; designation of Special Areas of Conservation. Requirement for “appropriate assessments” to consider effects on sites of European importance.		Protection and management of biodiversity and areas of significant habitat and ecological importance.	Impact on habitats and species Development to avoid areas of particular importance Particular consideration of SACs and SPAs

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
National Planning Policy Framework (2012) Supersedes PPS and PPG document outlined above	12 Core Planning Principles: • To be genuinely plan-led empowering local people to shape their surroundings….; • Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; • Proactively drive and support sustainable economic development…..; • Always seek to secure high quality design and a good standard of amenity ……; • Take account of the different roles and character of different areas, promoting vitality of main urban areas, protecting green belts……..; • Support the transition to a low carbon future in a changing climate……; • Contribute to conserving and enhancing the natural environment and reducing pollution…….; • Encourage the effective use of land by reusing land that has been previously developed…….; • Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas……; • Conserve heritage assets in a manner appropriate to their significance…….; • Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling…….; • Take account of and support local strategies to improve health, social and cultural wellbeing for all…….		Building a strong, competitive economy Ensuring the vitality of town centres Supporting a prosperous rural economy Promoting sustainable transport Supporting high quality communications infrastructure Delivering a wide choice of high quality homes Requiring good design Promoting healthy communities Protecting Green Belt land Meeting the challenge of climate change and flooding Conserving and enhancing the natural environment Conserving and enhancing the historic environment	Housing need Economic development Infrastructure provision Conservation of natural environment Conservation of the historic environment Viability and deliverability
Localism Act (2011)	Main measures of the Localism Act: • New freedoms and flexibilities for local government • New rights and powers for communities and individuals • Reform to make the planning system more democratic and more effective • Reform to ensure that decisions about housing are taken locally		Abolition of regional strategies A Duty to Cooperate Neighbourhood Planning Neighbourhood Development Orders Community right to build Requirement for developers to consult local communities Reform the way local plans are made	Housing targets Duty to Cooperate Neighbourhood Plans

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
REGIONAL				
A Sustainable Development Framework for the East of England (EERA, 2001) – EoEP & JCS	High level objectives: To achieve sustainable levels of prosperity and economic growth. To deliver more sustainable patterns of location of development, including employment and housing. To protect and maintain our most valuable regional assets such as designated habitats, landscapes of natural beauty, and our historic built heritage, and to improve the wider environment by means of adequate investment and management. To reduce our consumption of fossil fuels. To achieve a more equitable sharing of the benefits of prosperity across all sectors of society & fairer access to services, focusing on deprived areas in the region. To use natural resources (finite & Renewable) efficiently as possible, re-use or recycled alts wherever possible. Minimise production of by-products or wastes, aiming for "closed systems". To avoid using the global environment to underwrite our own unsustainable way of life (eg. dependence on unsustainably produced and/or transported food imports or timber). To revitalise town centres to promote a return to sustainable urban living.		Promote sustainable development, inc. location & urban living. Protect and enhance environmental assets. Promote resource and energy efficiency. Improve access to jobs, services & facilities.	Sustainability of development. Impact on environment. Impact on resources. Contribution to energy efficiency & renewable energy. Accessibility of development.
Woodland for Life – Regional Woodland strategy for the East of England (Nov. 2003) – EoEP & JCS	Improve the lives of individuals and the places in which they live and work. Add to general economy of region, with woodland economy providing wide range of social & environmental benefits. The use of wood as an alternative source of energy to fossil fuels. Deliver wider societal benefits using woodlands as resources for learning. A high quality natural environment that is protected and enhanced.		Consider the retention and enhancement of woodland for its contribution to social, economic & environmental factors	Impact on, or contribution to enhancement of, woodlands
Sustainable Communities in the East of England (2003) - JCS	Creation of sustainable communities, addressing housing, planning and neighbourhood renewal issues.		Encourage creation of sustainable communities	Contribution towards community well-being

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Our Environment, Our Future. Regional Environmental Strategy for East of England EERA (2003)	Vision: A wealthy & inclusive region which recognises value of environment to sustainable development. Agenda: to celebrate, protect & enhance East of England's natural, historic & built environment. Importance of environment Green space – health & recreation investment. Regeneration focus through repair & conservation of built environment. Priorities & strategic aims. Development should promote: • good design • protection of the historic environment • sustainable transport • enhanced environment • addressing of climate change issues (including energy efficiency) • enhanced biodiversity • sustainable lifestyles (including understanding of environmental issues).		Protection for range of existing assets, improve access to them and create new assets where possible.	Contribution to built, historic and environmental assets. Access to environment. Responds to challenges of climate change. Biodiversity
Sustainable Tourism Strategy for the East of England (2004) - JCS	Achievement of tourism goals in a sustainable manner		Encourage sustainable tourism	Contribution to sustainable tourism
Economic Strategy for the East of England EEDA (2004)	1. Skills base that can support a worldclass economy: 2. Growing competitiveness, productivity and entrepreneurship: 3.Promoting Technology and research industries 4. High quality places to work and live: 5. Social inclusion and participation: 6. Development of international gateways: 7. A leading information society. 8. Exemplar in efficient use of resources.		Encourage development of skills & training. Encourage competitiveness & specialisms. Promote high quality work & home environments. Accessible economic opportunities. Socially inclusive. Maximise opportunities from overseas & use of technology. Efficient resource use.	Contribution to economic development. Access to employment (transport and skills) Diverse economy. Sustainable economic development. Efficient use of resources.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Sustainable Futures: The Integrated Regional strategy for the East of England (2005) - JCS	Priorities include: Achieving high quality and sustainable solutions in areas facing growth and regeneration pressures. Harness strengths in science, R & D. Address persistent deprivation & social exclusion. Use and manage resources and environmental assets efficiently. Sustainable management of transport infrastructure.		Ensure that priorities are addressed in an integrated and sustainable manner.	Identification and consideration of conflicts. Contribution to sustainable development and construction. Contribution to quality of life.
East of England Social Strategy (2007)	"Society has duty to ensure decent standard of living for everyone & prevent damaging inequalities in health & life chances in general. Tackle poverty & reduce income inequalities. Promote access to work, tackle low pay & improve conditions. Improve life chances of children/young people from disadvantaged families. Improve life chances of adults through learning / skills development. Promote active ageing & reduce exclusion of elderly. Support development of sustainable communities. Improve access to services. Develop social networks, promote community cohesion. Tackle poverty. Interventions related to planning: Public transport, Housing, Design, Regeneration, Community involvement in decision-making. Key actions: Support development of community & social enterprises. Delivery of affordable & decent homes. Actively promote development of strategic networks of green space. Promote policies for the closer location of homes, jobs & services & better accessibility through public transport, cycling & walking.		Address issues of: Respond to strategic objectives. Inequality in health & life chances. Promoting social inclusion. Promote economic activity to raise average incomes. Help address issue of community cohesion. Involve all sections of community in decision-making.	Consider issues of: Strategic objectives & social issues. Health & life chances. Social inclusion. Low income.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
East of England Plan Regional Spatial Strategy (2008) – JCS **Note: This document has since been revoked by the Secretary of State**	To reduce the region's impact on, and exposure to the effects of climate change. To increase housing opportunities for people in the region. To realise the economic potential of the region and its people. To improve the quality of life for the region's people. To improve and conserve the region's environment		Locate development to reduce need for travel. Major shift towards public transport, walking & cycling + away from car use. Maximise energy efficiency of development + promote use of renewable & low carbon energy. Reduce risk of damage from flooding. Secure delivery of additional housing. Give priority to affordable housing. Facilitate development to support business, improve skills & opportunities. Provide job growth. Ensure adequate & sustainable transport infrastructure. Deliver sustainable communities. Promote social cohesion & access to services & facilities. Maintain cultural diversity. Promote regen & renewal of disadvantaged areas. Increase community involvement in implementation. Ensure protection & enhancement of environmental assets e.g. historic environment, & landscape. Re-use previously developed land + seek environment & development gains from undeveloped land. Protect + enhance biodiversity by protection of habitats and species + creating new. Provide network of multi-function accessible grenspace. Reduce the demand for & use of water & other natural resources + reduce waste & increase its sustainable management.	Accessibility of development Contribution to more sustainable modes of travel Contribution to energy efficiency Contribution to use of renewable / low carbon energy Risks of flooding Contribution to housing provision Contribution to affordable housing Contribution to economic provision Sustainability of development locations Contribution to strategic infrastructure Contribution to sustainable transport infrastructure Contribution to social infrastructure Protection of & contribution to green infrastructure Contribution to accessibility for all Contribution to cultural diversity Contribution to regeneration and renewal Contribution to community involvement Impact on environmental assets Impact on / enhancement of countryside & the environment

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Norfolk, Suffolk and Cambridgeshire Strategic Health Authority Health Strategy 2005 – 2010 - JCS	Vision People choosing healthier lifestyles. People fully involved in decisions about their healthcare. Better quality care, with safe, more effective treatment tailored to the individual. Services delivered locally with more support at home & in community & less time in hospital. Improved health outcomes for vulnerable groups and reduced inequalities. Efficient and effective use of available resources to deliver sustainable services.		Consider the issue of promoting healthier lifestyles and provision of facilities	Contribution to healthy lifestyles and provision of facilities
Living with Climate Change in the East of England – EoEP & JCS	Key messages: By planning ahead we can avoid the worst impacts & take advantage of opportunities. Climate change will create opportunities as well as threats eg tourism. Business activity will be significantly affected. The "northern heartland", which includes the Greater Norwich Area, is the least vulnerable area in the East of England (with fluvial flooding and agricultural impacts likely being the most significant impacts). Planning policies should influence the location and design of new buildings to minimise vulnerability to climate change. Address impacts on economic development. Adapt properties to make them more resilient to flood damage and ensure siting does not exacerbate flood risk. Improve ventilation, cooling and shading in properties. Include Water conservation measures. Create well-shaded green spaces.		Consider and limit risks of flooding. Promote good design that addresses climate change (eg flood risk, ventilation, shading).	Risks of flooding. Contribution to quality of design / sustainable construction.
East of England Plan: Single issue review 'Planning for Gypsy and Traveller Accommodation in the East of England' (2009)	Need for best available evidence & professional judgement to respond to accommodation needs of Gypsy and Travellers.	Draft policy H.4 requires at least 1,187 net additional pitches to 2011 (66% increase on existing permitted sites).	Need to identify & respond to Gypsy & Traveller accommodation.	Reduce poverty & social exclusion Improve health, well-being, education & skills, cohesive communities and access to jobs & services. Ability to live in decent home.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Water resources for the future: a strategy for the Anglian Region – EoEP & JCS	Abstraction of water that is environmentally & economically sustainable, providing right amount of water for people, agriculture, commerce and industry & an improved water-related environment.		Availability of water supply. Limit impacts on the water resource.	Impact on water resource (supply and environment) Contribution to water efficiency
Broadland Rivers Catchment Abstraction Management Strategy – JCS	Manage water to ensure that it is available for abstraction whilst protecting the needs of the natural environment		Consider the implications for the water resource.	Impacts on water resource (supply and environment)
Broadland Rivers Catchment Flood Management Plan - JCS	Reduce flood risk to people, especially vulnerable groups, property and infrastructure. Reduce risk to life from flooding. Reduce disruption to major transport links, essential infrastructure & communities. Restore, protect and where possible improve nature conservation sites of international importance. Protect and where possible improve recreation and fisheries resources. Extend navigation where appropriate. Protect and improve sustainable water abstraction schemes. Maintain and increase connectivity of the river and floodplain. Restore new areas of functional flood plain and improve in-stream features. Meet river quality objectives and standards. Protect designated cultural heritage features from flooding, where possible.		Consider the implications of flood risk for development, avoiding risks where possible and enabling improvements	Risks of flooding. Contribution to reducing risks and impacts of flooding

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
LOCAL				
South Norfolk Crime Reduction Strategy (2003) - JCS	Strategic Priorities: Burglary + Vehicle-related crime + Crimes of violence: Public and Domestic Partnerships give strategic importance to violent crime & disorder. As issues surrounding domestic violence differ from violent crime these were given distinct priority status.		Consider issue of crime & links with promoting reduced crime through good design & need for early liaison with Police.	Contribution to improving quality of where people live Reducing anti-social activity. Encouraging local community identity, good behaviour & and co-operative attitudes
South Norfolk Corporate Equality Plan (2003) - JCS	AIMING FOR EQUALITY OF OPPORTUNITY "Putting People First" ensure that views & priorities of all citizens are reflected in Council policies. Aim to ensure that equality included in day-to-day work delivering services & in our role as employer. To achieve that, the Council will: Make our services & information about them accessible to all. Ensure, where appropriate, that we work in partnership with others to deliver equality. Meet our statutory requirements. Ensure that employees are treated fairly. Ensure policy development & planning recognise importance of equalities.		Reflect equalities issues	Contribution to equality
South Norfolk Empty Homes Strategy (2003) - JCS	Objectives and targets - bringing empty homes back into productive use for benefit of South Norfolk's residents will assist in: Reduce number of unfit dwellings. Contribute to revitalisation of market towns. Increasing supply of affordable housing. Increase provision of rented properties for those without homes.		Contribution to housing provision	Contribution to providing everybody with opportunity of a decent home.
Norfolk Biodiversity Action Plan 2004 - JCS	Conservation of species and habitats in Norfolk, inc. action plans		Protect and enhance the natural environment (habitats and species)	Impact on biodiversity
Biodiversity SPG for Norfolk (2004)	Need to consider biodiversity issues as integral & at earliest stage of planning e.g. site species/habitat surveys. Gives advice on protection, enhancement & mitigation.		Opportunities for species protection & habitat creation & enhancement.	Consider impacts on biodiversity

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
The Broads Plan 2004 - JCS	The Broads will be promoted as national park, accessible to people of all abilities & social backgrounds to enjoy in quiet & environmentally sustainable ways that are in keeping with its distinctive natural & cultural beauty & that are appropriate to a nationally & internationally protected area. Tranquillity & wildness of area protected & enhanced. Information will be readily accessible. Tourism will be of a high standard, contributing to local communities etc. Water resources will be managed sustainably to ensure the proper functioning of the wetland system. Archaeological features will be identified and safeguarded; the Broads distinctiveness will be restored, enhanced & protected; good design & sustainable construction will be encouraged. Waterways will be maintained & enhanced. Land-based access protected & enhanced. Precautionary measures will be taken to prevent environmental degradation. Management will be informed by scientific knowledge. Economic & social development will focus on sustaining thriving rural communities through key sectors e.g. tourism, marine industry & agriculture. Impacts of climate change will be managed sustainably over the longer term. The flood plain will be managed sustainably to alleviate flooding in the Broads.		Consider the implications of potential effects on the Broads Area & contributions to the achievement of the Broads Plan	Impacts on the Broads Area & its management
South Norfolk Economic Development Strategy (2004) - JCS	The Vision for 2009 for South Norfolk's Economy is: "To be an area where economic opportunity & development is diverse, sustainable & accessible to all the community." Stimulate creation & retention of all employment in South Norfolk. Raise learning expectation & achievements. Meet needs of economy. Break down the barriers to economic success in rural areas		Economic development, allowing new developments. Consider accessibility issues. Effects on rural communities.	Sustained economic Growth. Contribution to encouraging indigenous & inward investment. Opportunities for all sections of population to have rewarding & satisfying employment. Improving education & skills of the population. Improving economic performance in rural area.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
South Norfolk Tourism Strategy (2004) - JCS	Plan to achieve: 1. Increase income from tourism. 2. We will encourage more accommodation providers & attractions to meet quality standards with a series of initiatives 3. The South Norfolk tourism profile will be improved to increase the number of visitors. 4. Responding to the industry's requests, partners will promote schemes to extend the season, retain skills & encourage investment 5. Involve all tourism partnerships & communities in marketing of destinations, events & themes in South Norfolk. 6. Help local tourism businesses to promote & identify themselves to public. Development of tourism in South Norfolk will enhance the natural and built environment.		Reflect locations of tourist activities. Built & natural environment is key factor.	Contribution to sustained economic growth. Contribution to maintaining & enhancing distinctiveness & quality of landscapes & townscapes. Contribution to conserving & enhancing historic environment.
Gypsies and Travellers Strategy for Norfolk (2005-2008) - JCS	A Norfolk where Gypsies & Travellers have equality of opportunity with other communities to enable them to access services provided by agencies working together in an inclusive, cohesive & transparent manner.		Address the identified need of Gypsy and Traveller communities	Reduction of social exclusion & contribution to quality of life for all
Greater Norwich Housing Strategy (2005 – 2010) - JCS	Balancing the housing market. Increasing the supply of affordable housing. Tackling homelessness more effectively. Making best use of existing housing stock. Supporting independent living.		Provide for housing requirements (for all sectors of population)	Contribution to housing provision (market & social)
South Norfolk Leisure/Culture & Countryside Strategy (2006-2016) - JCS	The achievement & improvement of health and well-being & creating a sense of place & community.		Ensure adequate provision of facilities & protection & enhancement of environment. Links to community development.	Maintaining distinctiveness of environment. Reduction in social exclusion. Accessibility to services.
Towards Stronger Communities: South Norfolk's Strategy for Community Cohesion (Oct 2006) - JCS	Everyone has sense of belonging & shares common values Those from different backgrounds have similar life opportunities Diversity of people's backgrounds & circumstances is appreciated & valued. Mutual respect for differing opinions & views Strong & positive relationships are being developed from different backgrounds.		Consider issue of community cohesion & social inclusion	Contribution to local community identity, good behaviour & co-operative attitudes.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Local Transport Plan for Norfolk 2006 – 2011 (inc. Transport Strategy to 2021) - JCS	Improve strategic accessibility to reduce Remoteness & improve economic performance. Reduce need to travel by balancing jobs & housing growth. Improve connections by road & particularly public transport. Make house & jobs growth more sustainable, by locating it to minimise need to travel, especially by car. Improve local connections & promote better accessibility to jobs & services, especially by public transport, cycling & walking. Prioritise improvements in more deprived areas. Reduce delays to people & traffic + focus interventions on worst congestion areas - by improving efficiency of transport network & reducing car use. Reduce emissions by enabling a shift to alternative fuels & low emission vehicles. Protect the environment. Reduce casualties. Increase focus on safer road user behaviour. Reduce danger for cyclists & pedestrians. Recognises Norwich area as a focus for growth. Supports Norwich's role as a Regional Interchange Centre and role of market towns; links between Norwich & market towns being of particular importance. Within the built up area, the Norwich Area Transportation Strategy is carried forward, including extending pedestrian dominated area of city-centre + promoting travel choice & accessibility into & within area by all modes. Recognises role of market towns as service centres. Will seek to: Improve role as interchange centres & within towns, improve walking & cycling. Remove traffic from town centres where possible, promote vibrant public spaces & thriving local economies to serving rural hinterland. Proposed major schemes include Norwich Northern Distributor Road.		Consider need for strategic transport improvements related to development. Consider accessibility for development & need for local transport improvements. Focus development on accessible locations where need to travel is reduced, providing for transport improvements where necessary. Reduce need for travel. Require road safety measures / improvements where appropriate. Provide for / require necessary transport infrastructure improvements. Provide for / require necessary transport infrastructure improvements. Provide for strategic transport infrastructure.	Accessibility of development / location and links to jobs and services. Impact on road safety. Contribution to transport infrastructure. Contribution to strategic transport infrastructure.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Joint Municipal Waste Management Strategy for Norfolk 2006 – 2020 - JCS	To reduce the growth in municipal waste by promoting waste reduction and reuse initiatives; Promote waste awareness through public education & awareness campaigns; Increase recycling & composting of waste to achieve statutory performance standards & national recycling and recovery standards; Progressively increase the recovery & diversion of biodegradable waste from landfill in accordance with Landfill Allowance Trading Scheme; Deliver an efficient, effective & affordable waste management service that promotes the implementation of the most practical, social, environmental & economically acceptable solutions; Procure appropriate technologies to manage & treat residual municipal waste; Ensure that way residual waste is treated will support practices higher up waste hierarchy; Minimise as far as possible the residual waste requiring treatment & final disposal; Norfolk Authorities will work together to achieve the Objectives and Actions within the waste management strategy.		Improve the rates of waste recovery and recycling and re-use. To reduce the amount of waste produced at the beginning of the waste chain. To ensure that waste collections and treatment processes are sustainable and able to cater for the new growth from housing and employment. To utilise the waste treatment process as an important opportunity for employment generation.	To improve environmental amenity, including air quality; To make the best use of resources, including land and energy and to minimise waste production; To offer more opportunities for rewarding and satisfying employment for all; To improve the quality of where people live; To improve the social and environmental performance of the economy.
The Broads Authority Local Development Framework Core Strategy (Adopted 2007) – JCS	Vision: Maintaining the Broads & enhancing unique wildlife & leisure resource within special landscape. Policy framework for economically, socially & environmentally sensitive development will underpin a thriving community. Support diversification & sustainable infrastructures including maintenance & enhancement of Navigation + promoting enjoyment of the Broads. Only allowing development on the floodplain that has regard to social & economic well-being of area, landscape, natural resources, risks from flooding & respect natural functioning of flood plain. 12 Strategic Objectives for Core Strategy grouped in three themes: 1. Respecting environment & cultural assets; 2. The use and enjoyment of water & land; 3. Fostering communities.		Enhancing tourism offer for Greater Norwich & Broads area. Protecting & enhancing environmental resources & cultural heritage of the area. Increasing accessibility & use of public transport. Enhancing the business opportunities offered by area, particularly rural diversification. Building sustainable communities & increasing access to affordable housing, especially for key workers.	Impacts on water resource (supply & environment) Risks of flooding. Contribution to reducing risks and impacts of flooding. Reduction of social exclusion & contribution to quality of life for all. Contribution to housing provision (market & social) Impact on / enhancement of the environment. Contribution to healthy environment & provision of facilities.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Learning Disability Employment Plan for Norfolk (2007) - JCS	People with learning difficulties should have same access to employment as others. People with learning difficulties should be supported to have a job and a career. There should be services to support people with learning difficulties to gain a job or job related activities as they want. People, their carers, families, friends & supporters of those with learning difficulties should have the right information about different ways of getting a job, benefits & who can help. Employers and services should be given support & good information so that they can work together to get more people into real jobs. Employment should be seen as a key issue for growing up amongst people with learning difficulties.		Address identified needs of people with learning difficulties and their support networks.	Reduction of social exclusion & contribution to quality of life for all. Contribution to economic provision.
Tomorrow's Norfolk, Today's Challenge – A Climate Change Strategy for Norfolk (2008)	Cut carbon emissions by reducing energy consumption & promoting shift to low-carbon technology. Improve resilience to range of risks posed by climate change.	Norfolk LAA target is 11% reduction in CO2 emissions across Norfolk by 2011. LAA target to reach Level 3 by 2011.	Consider means for reducing emissions & designing / locating development so that it can meet challenges / risks from climate change.	Consider how proposal meets challenges arising from climate change.
Partnership of Norfolk Authorities Strategic Flood Risk Assessment (2008)	Ensure flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding & directing development away from high risk areas. Provides advice on likely impacts of climate change & areas of SuDS applicability.		Consider the implications of flood risk for development, avoid allocations in areas at risk of flooding. Promote water efficiency & use of SuDS.	Need to avoid, reduce & manage flood risk now & with regard to climate change. Promote water efficiency & use of SuDS.
Norfolk Action – Norfolk's Local Area Agreement (2008-11)	Local Area Agreement takes Sustainable Community Strategy of Norfolk County Strategic Partnership (Norfolk Ambition) & looks to deliver its long term vision.	National & local indicators as monitoring tools.	Maintain & enhance elements that contribute to quality of life of residents.	Consider whether proposal improves: Quality of where people live. Health of population. Accessibility to services & Facilities. Local community identity, good behaviour & co-operative attitudes. Response to challenges of climate change. Education & skills.
Breckland District Council Core Strategy and Development Control Policies (2009)	Sets out long-term development strategy & policies for Breckland District Council.		Consider cross border implications from proposals in Core Strategy and any potential cumulative effects.	Consider potential transport, environment, infrastructure and social impacts

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Waveney District Council Core Strategy (2009)	Sets out long-term development strategy & policies for Waveney District Council.		Consider cross border implications from proposals in Core Strategy and any potential cumulative effects.	Consider potential transport, environment, infrastructure and social impacts
Joint Core Strategy for Broadland, Norwich and South Norfolk (publication document November 2009, adopted March 2011)	Sets out long-term development strategy & policies for South Norfolk, Broadland and Norwich City Councils up to 2026.	Identify sites for at least 47,500 new homes between 2001 & 2026. Target for growth in employment to provide 33,000 new jobs between 2008 & 2026.	Site Specific DPD will define growth locations identified in JCS including site allocations/ designations & policies. Site Specific DPD must be in conformity with Core Strategy.	SA objectives from JCS relevant & need to be translated, where appropriate to consideration of Site Specific issues.
Greater Norwich Development Partnership Green Infrastructure Strategy (2007) and Delivery Plan (2009)	Strategy for green infrastructure to complement housing & economic growth by providing high quality, accessible green infrastructure within a comprehensive landscape structure; promoting ecological networks & continuity & links between habitats; improving quality of life; helping to address climate change; improving access to habitats & green space & encouraging community well being.		Maximise opportunities for strategic & local green infrastructure. Protect & enhance existing sites, creating new sites & new linkages. Promote biodiversity, public access & health benefits arising from Green Infrastructure.	Contribution towards biodiversity, green infrastructure, public access, environmental improvements/protection & health benefits.
GNDP Greater Norwich Economic Strategy (2009-2014)	Defines priorities for economic development in greater Norwich area for a five year period.		Improve access to jobs. Provide facilities and services for all. Protect & enhance natural & built environment. Encourage economic development. Promote sustainable development.	Consider contribution to economic development, employment, skills, community life, infrastructure, sustainable development, environment & resource use.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
South Norfolk Alliance Sustainable Community Strategy - JCS	**Vision:** Healthier & even safer place to live, where crime levels & 'fear of crime' are low. Suitable accommodation, support & care are available for all. High learning expectations & achievement, meeting needs of individuals & economy. Environment is protected & respected, quality housing available to all & possible to travel around using varied forms of transport. Area where economic opportunity & development is diverse, sustainable, accessible & appropriate to needs of the community. **Homes and Housing:** Increase no. of affordable properties, inc. shared ownership Achieve high standard of design & efficient use of resources in developments. **Development of the economy:** Improve availability of jobs & ability of people to get them. Develop village & rural economy. **Transport and getting about:** Increase & improve use of public transport service. Improve rural accessibility. **The environment:** Reduce CO2 emissions & support renewables. Protect countryside, landscape & species & habitats. Minimise waste & increase recycling. **Community life:** Locate most new development where people have easy access to their essential needs & reduce need to travel. Promote social inclusion. **Crime and community safety:** Reduce crime, disorder, anti social behaviour & fear of crime. **Health:** Help people take responsibility for their lifestyles & health. Encourage walking & cycling & improve safety, fitness & health. Improve life for people suffering from mental health problems. Develop initiatives to tackle health inequalities. **Young people:** Tackle issues inc. lack of transport & leisure facilities, rural isolation, boredom & difficulty in accessing training.		Provide for housing requirements – for all sectors of community, in suitable locations. Encourage economic development. Promote accessibility. Promote sustainable development, address causes & implications of climate change, protect natural environments & countryside, minimise waste & encourage recycling. Promote safe environments. Promote healthy environments & provision of health & social facilities.	Contribution to housing provision. Contribution to economic Development. Contribution to accessibility Contribution to sustainable Development, impact on climate change, natural environment & countryside Contribution to a safe environment Contribution to a healthy environment Contribution provision of health & social facilities
South Norfolk Cycling Strategy - JCS	Maximise use of cycling as convenient, attractive, safe, healthy & secure means of transport & to integrate with other modes. Ensure that policies to encourage cycling & to provide for cyclists' needs are integrated with Community Strategy & LDF Maximise provision of convenient, safe & attractive cycle routes & parking. Integrate provisions for cycles with other forms of transport. To raise public awareness. To reduce cycle theft.		Encourage cycling & provision for cyclists needs	Contribution to accessibility & sustainable transport

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
South Norfolk Corporate Environment Strategy - JCS	7 key policy areas: Managing the Council's environmental impact Reducing resource use & energy consumption Transport Air, land and water quality Bio- and Geo-diversity The built and urban environment Waste management		Consider means for reducing environmental impacts	Contribution to traffic reduction. Air quality. Maintaining & enhancing biodiversity, geodiversity, flora & fauna Maintaining & enhancing distinctiveness & quality of landscapes & townscapes. Contribution to use of renewable energy & energy efficiency Reducing vulnerability to climate change Impact on water resources Contribution to minimising production of waste
South Norfolk Council's Strategy for Health and Well-Being - JCS	Improve health & well-being of everyone who lives or works in South Norfolk Reduce health inequalities of those who are most in need.		Promote regular exercise. Protect local air quality. Reduce health impact of land contamination. Reduce effects of noise. Protect public health. Reduce risk of road traffic accidents. Improve partnership working & community development. Integrate communities. Help people access transport. Reduce financial hardship. Improve standard of private housing stock. Increase availability of affordable housing. Help the most vulnerable.	Contribution to maintaining & improving health Reducing social exclusion. Accessibility to services.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
South Norfolk Local Agenda 21 Strategy - JCS	Promote Economic Success. Create vibrant local economy giving access to satisfying & rewarding work without damaging environment. Value unpaid work. Meet Social Needs. Protect human health & amenity through safe, clean, pleasant environments. Emphasise health service prevention action as well as care 65% Maximise access to skills & knowledge. Ensure access to good food, water, housing & fuel at reasonable cost. Encourage access to facilities, services, goods & other people in ways which make less use of car & minimise impacts on environment. Culture, leisure & recreation available to all. Meet local needs locally. Make settlements 'human' in scale & form. Value & protect diversity& distinctiveness, strengthen community & cultural identity. Protect & enhance environment. Use energy, water & other natural resources efficiently & with care. Minimise waste, re-use or recover through recycling, composting or energy recovery. Limit pollution to levels which do not damage natural systems. Value & protect the diversity of nature		Various issues to be reflected in LDD policy	Contribution to local economy. Maintain & improve population health. Improving education & skills of population. Encourage local community identity, good behaviour & co-operative attitudes. Opportunities for population to have rewarding & satisfying employment. Quality of where people live. Accessibility to essential services & facilities Reduce effect of traffic on environment. Maintaining & enhancing biodiversity, geodiversity. Maintaining & enhancing distinctiveness & quality of landscapes & townscapes. Provision for sustainable use & sources of water supply contribution to minimising production of waste
Norwich Area Transport Strategy – JCS	Provide highest level of access to & within strategy area. Ensure journeys minimise adverse impact on people & built & natural environment. Promote vibrant city & other centres by improving accessibility for people & goods. Cater for travel consequences arising from growth aspirations. Maximise transport choice for all travelers. To reduce social exclusion. To enhance access for non-car modes. Minimise congestion and delays. Implement transport solutions that protect open space, wildlife habitats & water resources. Maximise safety & security. Protect & enhance residential amenity & minimise community severance.		Consider wide range of transport issues	Contribution to enhancing accessibility. Contribute to a safe environment Contribution to mitigate pollution & improve air quality.

Document Title (sorted by publication date)	Relevant key objectives	Relevant key targets and indicators	Implications for LDF	Issues for sustainability appraisal
Norfolk Ambition (Norfolk Community Strategy) – JCS	To improve the quality of life for all the people of Norfolk. Key themes being: Individuals have the opportunity to achieve a good quality of life. Healthy lifestyles & access to health & social care. People feel safe. Educational attainment and opportunities for learning throughout life. All can play an active part in community life. Environment is respected and enhanced, including renewable energies. Culture, creativity and spirituality. Distinctive economy. Physical & virtual comms. infrastructure.		Maintain and enhance the elements that contribute to the quality of life of residents	Contribution to or impact on quality of life elements: health, safety, educational attainment, community life, environment, culture, economy, communications infrastructure.
Shaping the Future - an economic strategy for Norfolk and Waveney, and a social cohesion strategy for Norfolk - JCS	Increase wealth creation by building a dynamic and supportive environment for business and enable our people to participate in the economy and maximise their potential whilst ensuring that we protect and enhance our physical environment. 5 Social cohesion themes - access, sustainable jobs, employment and personnel practices, community development, young people's needs.	Raise annual average rate of growth from projected 2.1 % to 2.5%. Create by 2007 an additional 11,000 above the projected figure of 348,000 Reduce unemployment to 1% below UK national average.	Encourage employment development in appropriate locations.	Contribution to economic provision

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
ENV 1 % of SSSIs in 'favourable' or 'unfavourable recovering' condition Source: Natural England	2011/12 – 86%	2008/09 – 33% 2009/10 – 40% 2010/11 – 86% 2011/12 – 86%	England 2013 – 96.21% sssi.naturalengland.org.uk - sssi report	Increase	Could consider developing indicators around: • candidate RIGS sites once NGP work complete • BAP habitats (dependent upon NBP resources)
ENV 1 Net change in County Wildlife Sites in "Positive Conservation Management Source: South Norfolk AMR	2011/12 – 56%	2008/09 – 44% 2009/10 – 48% 2010/11 – 55% 2011/12 – 56%	2011- 12: GNDP Area – 60% Broadland – 64% Norwich – 79%	Increase	
ENV 2 Number of planning permissions granted contrary to Environment Agency advice on flood risk Source: South Norfolk AMR.	2011/12	2008/9 – 2 2009/10 – 0 2010/11 – 0 2011/12 – Not Available	Not applicable	Zero	
ENV 3 Per capita CO2 emissions in the LA area (tonnes/CO2) Source: GOV.UK	2011 – 7.3	Baseline – Per Capita Emissions (t) 8.8 tonnes CO2 (2006) 2007 – 8.6 2008 – 8.5 2009 – 7.7 2010 – 7.9	2011: Broadland – 7.1 Norwich – 5.7	decrease	
Renewable energy generating capacity installed (MW) Source: South Norfolk AMR Source - Dept. Energy & Climate Change	2012 – 5.805 MW	2006 – 0.040 2007 – 0.045 2008 – 1.885 2009 – 2.139 2010 – 3.84 2011 – 3.84	2011 - Broadland – 3.238 2012 - Broadland – 3.238	Increase	Information updated from Dept. Energy and Climate Change/ RICARD0 – AEA https://restats.decc.gov.uk/

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
ENV 4 % of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly from home Source: 2011 Census	Base fig 60,333 a)71.65%(43,233) b) 5.9% (3574) c) 8.5% (1841 cycle, 3284 foot) d) 13.4% (8065)		Base figure, 2011 census Norfolk2001 2011 a) 65.4% 67.3% b) 4.8% 5.7% c) 16.3% 14.7% d) 10.8% 11.8%	 a) Increased b) Increased c) Decreased d) Increased	
ENV 5 Number of designated Air Quality Management Areas Source: Defra (www.airquality.co.uk) No. of areas where NO2 above 40µg/m3 No. of areas where further air quality investigation being undertaken Source: South Norfolk Air Quality Update	Zero XXXX XXXX XXXX	Zero XXXX XXXX XXXX	Zero XXXX XXXX XXXX	Zero Zero Zero Zero	Awaiting further info from South Norfolk Environmental Health on data and best way to express indicator/s to monitor following discussions with Norfolk Environmental Protection Officers group
ENV 6 Number of heritage assets at risk e.g. a) Listed Buildings	2008/9 a) 42	2007/8 a) 0/-4		Net decrease for a) and b)	
b) Scheduled Ancient Monuments added/removed from Buildings at Risk register	b) 3/0	b) 0/0 2006/7 a) 0/-7 b) 0/0	Not applicable		
Number of Conservation Area Character Appraisal & Management Plans adopted (0/52)	Total = 52 2008 – 12 2012 - 17	N/a	Not applicable	52/52	
Number of TPOs served Source: South Norfolk AMR	2011/12 - 8	2009/10 -- 6 2010/11 – 10	Not applicable	N/a	
Status of national landscape character areas No. applications where ENV1 reason for refusal	Maintained Not available	1990-98: Not available	Not applicable Not available	Maintain/enhance To be determined	

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
ENV 7 % of new dwellings built on previously developed land Source: South Norfolk AMR	2011/ 12 – 25%	2008/ 09 – 38% 2009/ 10 – 32% 2010/ 11 – 29%	2011/ 12 Broadland – 57% Norwich – 90%	Decrease	
ENV 8 Daily domestic water use – per capita consumption Source - Anglia Water/ GNDP AMR	No data available	2005/6 – 144 2006/7 - 146	GNDP area 2008/9 – 148.1 2009/10 – 142.7 2010/11 – 144.5		Data not available at district level. Figures refer to Norwich and the Broads water resource Zone with provides the most appropriate proxy area
Number of planning permissions granted contrary to Environment Agency advice on water quality Source: GNDP AMR	2010/11 - NDA	2007/8 – 3 2008/9 – 2 2009/10 -0	GNDP 2007/8 – 4 2008/9 – 4 2009/10 - 1	Zero	
S 1 Affordable housing completions/year % of all completions that are affordable Source: GNDP AMR	2011 – JCS 33%	2007/08 – 17% 2008/09 – 40 % 2009/10 - 27% 2010/11 – 16%	GNDP Area completions 2007/08 – 22% 2008/09 – 34 % 2009/10 – 26% 2001/12 – 21%	Decrease	
No. of Category 1 hazards in housing stock Source: Greater Norwich Household & Physical Survey 2005-06 / LPA	No data	2005/6 - 4600 (9.3%)	2005/6 Norwich - 4200 (9.8%), Broadland - 4200 (8.1%)		Currently being assessed
S 2 Number of Super Output Areas in most deprived 10% of England. Source: Norfolk Insight	Zero	None	Not applicable	Maintain	
% of economically active working age people (aged 16-64) - Unemployed Source: Norfolk Insight (2011 figures 2011 census)	2011 – 1.5%	2007 – 3.4% 2008 – 4.0% 2009 – 4.2%	Norfolk 2009 - 5.19% 2011 – 2.5%	Decrease	

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
S 3 % of working age (16-64) population economically active Source: NOMIS	2012/2013 – 88.9% Base fig 70,300	2007 – 85.5% 2008 – 80.1% 2009 – 80.38%	Norfolk GB 2009 - 80.91% NDA 2012/13 – 78.6% 77.1%	Increase	
Gross weekly pay (F/T workers) Source: NOMIS	2012 – £553.60	2006– £431.1 2007– £438.5 2008– £464.5 2009– £493.2	East of England GB 2006 – £466.0 2007 – £479.9 2008 – £499.0 2009 – £509.4 2012 - £531.0 £508	Increase	
S 4 % of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly from home Source: 2011 Census	Base fig 60,333 a) 71.65%(43,233) b) 5.9% (3574) c) 8.5% (1841 cycle, 3284 foot) d) 13.4% (8065)	2001 census a) 70.82% b) 5.15% c) 9.82% d) 12.02%	Base figure, 2011 census Norfolk2001 2011 a) 65.4% 67.3% b) 4.8% 5.7% c) 16.3% 14.7% d) 10.8% 11.8%	a)Increase b)Increase c) Decrease d) Increase	
Accessibility of local GP services (15 & 30mins walk/public transport) Source: Norfolk Insight		2009 15mins – 65.63% 30mins – 94.32%	Norfolk(2009) 15mins – 72.42% 30mins – 96.41%		
S 5 % of working age population with qualifications at NVQ 4 or above Source: NOMIS	2012 – 34.1%	2005 – 27.4% 2006 – 33.2% 2007 – 29.0% 2008 – 26.5%	East of England 2005 – 25.0% 2006 – 25.0% 2007 – 26.0% 2008 – 26.1% 2012 – 32.9%	Increase	All Schools England 2012 – 59.4% State funded only – 58.8% LA – 55.6%
% of 16 year old with 5 or more GCSEs grade A-C Source: (secondary schools) Dept Education	2012 - 63%	2009 – 59% 2010 – 58% 2011 – 68%	Norfolk 2004/5 – 52.6 2009 – 50.0% 2010 – 52.3% 2011 – 55.4% 2012 – 55.6%	Decrease	

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
S 6 Life expectancy, at birth, of a) males b) females Source: ONS	2008 - 2010 a) 80.7 b) 83.2	2005- 7 a) 79.5 b) 83.3	East of England A B 2005/07 – 78.6 82.5 2007/09 – 79.2 83 2009/11 – 79.9 83.6	Increase	
S 7 Incidences of crime committed a) Domestic burglaries b) Violence c) Offences against vehicles Source: ONS	12 months to Sept 13 a) 171 b) 798 c) 310	Same 12 month period last year a) 168 b)645 c) 375	12 Months to March 13Norfolk / 1000 Population (HMIC) A – 1.6 B – 9.42 C – 3.33	A- Increase B- Increase C- Decrease	
S 8 General resident satisfaction levels Source: MORI people survey	2008/9 91%	2006/7 90%	National 86%	Increase	
EC 1 New business registration rate Source: NOMIS	2011 – 440	2008 - 415 2009 – 450 2010 – 350	2011: Broadland – 385 Norwich - 495	Increase	

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
EC 2 Allocated employment land (Ha) without planning permission (COI BD3) Source: South Norfolk AMR NCC Employment Land Monitoring Report. 2011/12 Table 2	2012 – 95.3	2006 – 81.84 2007 – 72.48 2008 – 69.87 2009 – 69.80	Not applicable	Decrease	**South Norfolk** South Norfolk currently has **104.7 hectares** of available employment land (**17%** of the county total): **8%** has associated planning permission; **1%** is currently under construction leaving **91%** without any form of permission. If average take up (4.5 hectares per annum) were to continue in the district, all employment land will be taken up in **23 years**. Ref. NCC Employment Land Monitoring Report. 2011/12. http://www.norfolk.gov.uk/view/NCC122493
EC 3 % of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly from home Source: 2011 Census	Base fig 60,333 a) 71.65%(43,233) b) 5.9% (3574) c) 8.5% (1841 cycle, 3284 foot) d) 13.4% (8065)	2001 census a) 70.82% b) 5.15% c) 9.82% d) 12.02%	Base figure, 2011 census Norfolk2001 2011 a) 65.4% 67.3% b) 4.8% 5.7% c) 16.3% 14.7% d) 10.8% 11.8%	a)Increased b)Increased c) Decreased d) Increased	
Average distance travelled to work by residents Source: National Statistics	16km	Not available	East of England 15.8km	Decrease	Only 2001 figures available RD

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
EC 4 Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher Source: Audit Commission (N.I. 163)	2009 – 82.1%	2006 – 75.2% 2007 – 68.4% 2008 – 69.4%	2009: Broadland – 74.7% Norwich – 71.2%		http://data.gov.uk/dataset/ni-163-proportion-of-population-qualified-to-at-least-level-2
Per capita CO2 emissions in the LA area (tonnes/CO2) Source: GOV.UK	2011 – 7.3	Baseline – Per Capita Emissions (t) 8.8 tonnes CO2 (2006) 2007 – 8.6 2008 – 8.5 2009 – 7.7 2010 – 7.9	2011: Broadland – 7.1 Norwich – 5.7	Decrease	
EC 5 Planning permissions granted for new businesses in rural areas (policy EMP 4) Source: South Norfolk AMR	2009 - 26	2005 – 25 2006 – 27 2007 – 18 2008 – 33 2009 – 26	Not applicable	Increase	

Appendix 3 Summary of consultation responses made during the previous SA consultation stages

Organisation	Representation	Response
Broads Authority	Lack of consistent and clear terminology relating to protecting biodiversity, natural environment and landscape could have a bearing on the SA assessment. Perhaps where the wording could be interpreted to afford lower protection (such as 'serious adverse effect') the SA assessment might rate that lower when compared to greater emphasis (such as 'unacceptable impact' or 'should make a positive contribution').	Noted
English Heritage	We assume that the third bullet point in the key sustainability issues on page 9 would encompass the historic environment – it would be better if this were explicitly stated. In regard to Table 4, objective 9 is most relevant to the historic environment, although the text is dominated by natural environmental concerns. Objective 8 is also relevant but refers principally to tourism and cultural developments. It is important that the DM DPD is targeted at historic assets and distinctive historic character at the local level. Interim SA does not identify references in the policies to significant impacts that are inconsistent with the NPPF approach.	Noted, however it is not considered that insufficient prominence is given to the historic environment
Karen Dunn	DM Policies are unsound & in conflict with sustainable objectives of the policy. Sustainable Appraisal should	The issue raised here relates to the assessment of sites within the Site

	demonstrate that the proposed policies/ sustainable development principles are sound, but if these principles/polices are not implemented according to the criteria set out, suggests the whole exercise is flawed. Examples of non-implementation of criteria in the Site specific Allocations include: i) Brown field Site 179a&b was not included as a sustainable/suitable site, yet a prime agricultural green field site nearby, site 967c, was selected; ii) Site 967c was scored inaccurately within the assessment tables& site 179a & b was clearly a more sustainable site.	Specifics Allocations and Policies DPD which is not the subject of this consultation.
Natural England	Interim Sustainability Appraisal Report: NE is satisfied, the report generally meets the requirements of the SEA Regulations, prepared in accordance with "A Practical Guide to Strategic environmental Assessment Directive". It covers the issues with Natural England's expect remit, including protection/enhancement of the natural environment. Support: SA objective 9. Recognises SN includes extensive areas of open space/wildlife sites and that people living in the areas of natural beauty have access to open countryside/river valleys/wildlife sites/special qualities of the Broads/coast. Development should focus on Brownfield land that's not of high environmental value. The SA identifies that development must provide environmental gains.	Noted

Appendix 4

Generating reasonable alternative DM Document policy options for assessment in the Sustainability Appraisal and further public consultation

Table summarising the process of generating reasonable alternative policy options to be assessed against the plan making 'tests' of: 'reasonableness' (realistic and genuinely deliverable); Sustainability Appraisal; public consultation; and Habitat Regulations. The potential options are generated using the framework provided in (Appendix 11 Fig 27) ODPM SA Guidance (2005) which identifies a 'hierarchy' of four forms of alternative option achieved through consideration of: obviation, mode, location, and implementation.

This framework has been used to identify the content and scope of the list of Development Management Policies agreed by Cabinet on 11/6/12, together with the Reasonable Alternatives identified for SA testing and/or public consultation. Mostly the alternatives are for a No Plan or Business As Usual alternative option that removes the DM Policy and relies on the NPPF and JCS / Site Allocations DPD. In many aspects the clarity and balance of wording will be meaningfully assessed in public consultation.

Note – the Policy numbering reflects that used in the Cabinet Report of 11/6/12, where revised the previous draft policy numbering is also noted.

Generation of alternatives by - Obviation of need or demand suppression *(Can the need be met without the plan at all? Are there other different more sustainable ways to achieve human quality of life ends?)*	***Generation of alternatives by – Mode / Process*** *(How should it be done? Are there methods that can meet the need with less adverse effects?)*	***Generation of alternatives by - Location*** *(Where should it go?)*	***Generation of alternatives by - Timing and implantation*** *(In what form & sequence should development be carried out? What matters of details, & what requirements made?)*
Policy DM 1.1 Presumption in favour of sustainable development. **Alternative options:** **a) Preferred Option draft** **b) Modify wording of para (d) (iii) to exclude references to the Local Plan Vision and Objectives**			
Consultation responses assert the Policy is unnecessary as the requirement is adequately covered in NPPF. NPPF para 15 requires LP to follow the presumption in favour so sustainable development "with clear policies to guide how the presumption should be applied locally" Option considered in Cabinet	To adopt the PINS 'model policy' in an un-amended form. This risks that, if the Local Plan was out of date in some respect, that compliance with the wider Local Plan strategy would be disregarded, whereas the policies of the NPPF taken as a whole would be (para 14). This would fail to give recognition to Local strategy.	Geographic alternatives not applicable to generic policies	The explanatory diagram could be excluded if this does not add to clarity – test this through the consultation process The Policy paragraphs a, b, c, e could be removed as these are not decision making criteria The references to Local Plan spatial vision and objectives in d) (iii) add to the content of NPPF para 14 -15.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Report of 11/6/12.	Clearest to address issue once in a strategic policy rather than in each topic policy.		
Policy DM 1.2 Requirement for infrastructure through planning obligations. **Alternative options:** **a) Preferred Option draft** ***b)*** **Business as Usual (BAU) / No Policy option - rely on JCS Policy 7 and other regulation and legislation to establish prioritisation frameworks and regulation 123 list if required.**			
The Policy brings together and summarises planning principles stated elsewhere including JCS Policy 7. Option to rely on JCS considered in Cabinet Report of 11/6/12.	Could remove the concept of a Planning Obligations Prioritization Framework and use of Regulation 123 list – however, if the Council does not adopt one then this does not apply	Geographic alternatives not applicable to generic policies	The Policy provides explanation and expectation, bringing together and summarising planning principles stated elsewhere including JCS Policy 7. Public consultation will reveal if this is not useful or overly restrictive.
Policy DM 1.3 Sustainable location of development **Alternative options:** **a) Preferred Option draft** ***b)*** **BAU / No Policy option - rely on JCS**			
Part 1 of Policy already included in the JC. Key Diagram Part 2 addresses areas constraints on development on the Countryside	Key diagram only adds a summary explanation of the JCS; option considered to delete?	No scope for geographic alternatives, - preferred locations established by the JCS; restraint in the Countryside required by JCS and national policies.	The Policy provides explanation and expectation, bringing together and summarising planning principles stated elsewhere. Public consultation will reveal if this is not useful.
Policy DM 1.4 Environmental Quality and local distinctiveness **Alternative options:** **a) Preferred Option draft** **b) BAU / No Policy option - rely on JCS Policies 1 & 2 and NPPF sections 11 – 12, plus detailed DM Policies in section 4**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Issues & Options public consultation responses suggested a 'strategic level' Policy to address limitations of the JCS in this regard. Policy sets expectations of development.	Option considered in Cabinet Report of 11/6/12 to move this policy to section 4, to become a non-strategic policy.	Geographic alternatives not applicable to generic policies	The Policy provides explanation and expectation, bringing together and summarising planning principles stated elsewhere. Public consultation will reveal if this is not useful.
Policy DM 2.1 Employment and business development **Alternative options:** ***a)*** **Preferred Option draft** ***b)*** **BAU / No Policy option - rely on JCS Policy 5 and NPPF sections**			
Council seek to ensure positive message given regarding attraction to inward investment and expansion of established business;	JCS requires strategic and smaller sites are designate, these are provided in the Site Allocations. This policy responds positively to windfall proposals. Cabinet Report of 11/6/12 identified alternatives to be around the wording of policy	Geographic alternatives not applicable to generic policies	NPPF para 25 indicates that "small scale rural offices" are exempt from the sequential approach – definition required . Given in Part 8 of the Policy. Thresholds based on local DM experience. Minor alternatives possible in the wording – public consultation will provide opportunity to explore these
Policy DM 2.2 Protection of employment sites **Reasonable alternatives:** **a) Preferred Option wording** b) **BAU / No Policy – rely on JCS Policy 5 and NPPF (para 22 in particular)**			
NPPF & JCS sets a requirement for a Policy to protect this resources and at the same time warns against inflexibility – thus determining the scope of this Policy. The 'No	Cabinet Report of 11/6/12 identified alternatives to be around the wording of policy.	Geographic alternatives not applicable to generic policies	Could repeat the 'viability' test within the Policy rather than rely on a cross reference to DM 3.17? Public consultation responses will identify if current wording is clear and adequate.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Plan' or Business As Usual' option is unlikely to offer a reasonable alternative option.			
Policy DM 2.3 Working from home **Reasonable alternatives:** **a) Preferred Option wording** **b) BAU / No Policy option - rely on NPPF (para 21(6) seeking flexibility and JCS Policy 5 (4)**			
Priority message of the JCS and SNC Council to be supportive within normal planning consideration limits.	The Policy applies normal planning principles and application of the GDPO. Advice could be given in a guidance note instead of a specific DM Policy, and rely on protection of amenity through DM 3.15 and the promotion of home working given in JCS Policy 5	Geographic alternatives not applicable to generic policies	Specific references to c) parking and d) sales provide clarity to prospective new businesses
Policy DM 2.4 Town and Village Centres (former 2.4 & 2.6 combined) **Reasonable alternatives:** **a) Preferred Option wording** **b) BAU / alternative thresholds for impact and sequential site assessment. Rely on NPPF default**			
JCS provides the town centre functional hierarchy. The NPPF sets a 'default' threshold of 2,500 sq. m for requiring retail impact and sequential test assessments - Cabinet of 11/6/12 considered this too high – but alternative figures may be appropriate?	Cabinet report of 11/6/12 considered alternative wording and combination of Policies addressing out-of-town shopping (see draft Policies 2/4 & 2.6)	NPPF requires the definition of the Town Centre Area – these are included in the associated mapping. Proposals for amendments may be put forward in response at the public consultation stage.	Proposed figures roll forward the requirements for a retail impact assessment provided in saved policies of the SNLP.
Policy DM2.5 Changes of use in town centres and local centres (formerly 2.5(1)) **Reasonable alternatives:** **a) Preferred option** **b) BAU – however, incomplete detail to meet NPPF requirements?**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
JCS provides the town centre functional hierarchy; NPPF requires Policies to define primary and secondary shopping areas and degrees of protection of retailing. Consistent with Portas Review.	Cabinet report of 11/6/12 considered alternative wording, mapping and combination of Policies. Evidence of the condition and frontages uses of the centres considered at workshop discussions before settling on preferred option which is significantly more flexible than the SNLP. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is unlikely to provide a reasonable alternative option.	NPPF requires the definition of the Primary Shopping Areas – modifications to the SNLP definitions. Proposals for amendments may be put forward in response at the public consultation stage.	Alternative measures such as average frontage length or net floor space could be used in Policy – simple count of different businesses is practical to monitor and adequate to allow control of the essentials
Policy DM 2.6 Food, drink and hot food takeaways (formerly 2.5(2)) **Reasonable alternatives:** **a) Preferred Option** **b) BAU – however this is unlikely to offer a reasonable alternative**			
Updates SNLP to account for UCO and adds increased flexibility over opening hours. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is not likely to offer a reasonable alternative option.	Applies general design and amenity principles with specific application to these uses. Should be useful to present in this form to potential new businesses and to those concerned about such proposals	Geographic alternatives not applicable to this generic policy. Policy provides for reflecting very local factors	Avoid overlapping with other environmental regulation regimes.
Policy DM 2.7 Agricultural and forestry development **Reasonable alternatives:** **a) Preferred option** **b) BAU / No DM Policy option – effectively means treating each case on it's merits**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
NPPF and JCS are supportive of agricultural development – Planning Acts / Regulations exempt many aspects agricultural development from further planning control.	The criteria reflects local experience of DM officers and considered to be helpful to all parties in clarifying requirements for DM control. Alternative to rely on and NPPF and treat each case on its merits	Geographic alternatives not applicable to generic policies	Criteria reflect local experience of DM officers and are considered to be helpful to all parties in clarifying requirements for DM control.
Policy DM 2.8 Equestrian and other small rural land based activities (formerly 2.8(1) & (2)) **Reasonable alternatives:** **a) Preferred option** **b) BAU / No DM Policy option - rely on JCS Policy 1 & NPPF 109 & 118 etc**			
Policy parameters set in national and strategic policies – setting scope for DM Policy	Alternative to delete this Policy and treat each case on it's merits as an exception to Policy DM 1.3. On balance, this Policy adds useful guidance, consistency and clarity on matters frequently arising in the rural area. E.g. extension of residential curtilage onto farmland	Not applicable to generic policies apply to all the Countryside	DM officers and Cabinet considered option to deal with equestrian uses in a separate policy – unnecessary length
Policy DM 2.9 Rural tourist and recreational destinations **Reasonable alternatives:** **a) Preferred option** b) **BAU / No DM Policy –** NPPF competing objectives at para 28 and 109 -125) and JCS (Policy 5)			
Policy set in national and strategic policies– set scope for DM Policy. Council wishes to send positive message as part of supporting local rural economy as exceptions to Countryside restraint, and offer greater guidance for consistency. BAU unlikely to be adequate?	Policy directly addresses an important balance to be struck between rural economic objectives and environmental protection	Not applicable to generic policies apply to all the Countryside	Criterion 3) adds clarity that highways impact of the whole operation on the site will be considered

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy DM 2.10 Conversion and re-use of buildings in the Countryside for non-agricultural use **Reasonable alternatives:** **a) Preferred option** **b) BAU / No DM Policy option – Heritage Environment SPD to give suitable detail on design.**			
The parameters are set in national and strategic policies – DM Policy adds important detail. BAU unlikely to be adequate? JCS Policy 5 begs guidance on what is appropriate?	Often controversial proposals, policy criteria address key issues frequently arising in applications; workshops and Cabinet discussions indicated that will aid guidance and consistency of decisions. Alternative - SPD on Heritage Environment to follow?	Not applicable to generic policies apply to all the Countryside	Public consultation responses will test suitability of the detailed wording
Policy DM 2.11 Agricultural and other occupational dwellings in the Countryside **Reasonable alternatives:** **a) Preferred option** **b) Expand scope of Policy to address 'exceptional and innovative design' in the Countryside**			
The parameters are set in national and strategic policies – para 55 NPPF removes important detail from previous guidance in relation to rural occupational dwellings	DM Policy adds the well established 'functional' and 'financial' tests back to the Policy. Alternative Options considered to (i) expand scope of Policy and link with Polices DM 3.3 and 3.4 for rural housing need, and (ii) to address the case for 'exceptional and innovative design' in the Countryside. (Latter alternative to be addressed – not preferred as the issue is adequately addressed in para 55 of the NPPF).	Not applicable to generic policies apply to all the Countryside	Public consultation responses will test suitability of the detailed wording
Policy DM 2.12 Tourist accommodation **Reasonable alternatives:** **a) Preferred option** **b)BAU – Removes support for tourist accommodation in pursuit of economic objectives in the Countryside, and in particular, the attention**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
given to both permanent and semi-permanent accommodation.			
As an exception to DM 1.3, addresses types of appropriate development in the Countryside – to directly assist the achievement of rural economic / tourism objectives. BAU approach would remove the specific support for permanent and semi-perm holiday accommodation (DM officers report this an issue of growing interest that needs guidance)	Cabinet report 11/6/12 gave consideration given to separate policies for permanent and non-permanent tourism accommodation structures – found unnecessary to do this. BAU will remove the statement of support given in the Preferred Option for tourism to achieve economic aims in the Countryside where environmental protection objectives might otherwise prevail.	Not applicable to generic policies apply to all the Countryside	Public consultation responses will test suitability of the detailed wording
Policy DM 3.1 Housing Quality **Reasonable alternatives:** **a) Preferred option** **b) Remove indicative internal space standards (Table 3.1) from the RJ**			
Operates within the parameters of JCS Policy 4 for mix of tenure, size etc. Preferred Option includes Table 3.1 indicative guidance for internal residential space, and supports the SN Place Making Guidance in relation to external space. Table 3.1 figures reflect RIBA research, HCA's Housing Quality Indicators, GLA policy & Norwich City draft policy.	The workshops sessions dismissed the option of including the space standards into the Policy and preferred indicative guidance. Some public consultation responses at I&O stage suggested rejection of guidance entirely. Cabinet report 11/6/12 determined preferred option – alternative to option of excluding internal space standards	Geographic alternatives not applicable to generic policies	Alternative sources of standards considered – public consultation responses will aid the refinement of these.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy DM 3.2 Meeting housing requirements and needs **Reasonable alternatives:** **Preferred option**			
Within the parameters of JCS Policy 4. The RJ addresses the need for self build and single storey accommodation – once supporting evidence available through updating of the housing evidence. Many sites are small – Preferred Option applies to ALL sites. For sites of <5 units (using current 5yr supply monitor figs): NPA 6.5% (29units per yr) Rural 19% (51units per yr)	Detail will aid public understanding of the affordable housing policies and ensure consistency of the application of SNC housing strategy. Does not repeat JCS Policy 4. Preferred Option adds detail in the local connections criteria used in allocating affordable housing in Settlements of more and less than 3000 population. Adds clarity on matter relevant to spatial planning. Policy supports strategic requirements for a suitable mix of housing and requires ALL sites to include a mix.	Population based housing allocation criterion rather than geographic variation included in the policy – long established threshold and approach in application in SNC housing allocations policy and practice. This make approach clear.	Public consultation responses will test suitability of the detailed wording and inclusion of ALL.
Policy DM 3.3 Meeting rural housing needs **Reasonable alternatives:** **a) Preferred option** **b) BAU / No Policy option – rely on NPPF and JCS Policy 4**			
JCS Policy 4 and the Glossary of the NPPF provide an explanation of and basis for rural exception site planning.	DM Policy adds guidance on specific requirements and will aid consistency – with criterion c) giving good level of flexibility about proximity and relationship with rural Settlements	Not applicable to generic policies apply to all the Countryside	Public consultation responses will test suitability of the detailed wording
Policy DM 3.4 Gypsy and Traveller sites **Reasonable alternatives:** **a) Preferred option** **b) BAU**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
National policy requires a 5 year supply of deliverable sites to meet need. JCS requires the LPA to have a DM Policy to respond to applications and provide allocated sites to meet next period of need (following revocation of RSS.) Evidence suggests not necessary to address Travelling Show People in this Policy. The 'No Plan' option is unlikely to be adequate in these circumstances.	Part (1) of Policy sets out criteria drawing from national policy & guidance, with Key Considerations and then absolute Requirements that cannot be compromised upon. (2) addresses use of temporary consents permissions where lack of a supply. (4) addresses specific issues for transit sites. Separate DPD to allocated sites to meet next period of need following revocation of RSS.	Sites to be allocated in separate DPD – beyond scope of DM DPD.	Cabinet 11/6/12 considered several alternative options on further analysis there is not a significantly different alternative option or BAU case in this respect. Alternative wording of the criteria are best explored in the consultation process.
Policy DM 3.5 Residential extensions and conversions within Settlements (formerly 3.5(1)) **Reasonable alternatives:** **a) Preferred options for DM 3.5, 3.6, 3.7** **b) No Plan**			
Normal development management matters and criteria not otherwise covered in the in JCS or national policies. DM require this level of guidance. Preferred Policy provides a 'hook' for detailed SDP to be prepared.	Scope for alternative arrangements of Policies DM 3.5, 3.6 and 3.7 was identified to Cabinet on 11/6/12; this arrangement appears to offer best clarity and separation of issues. The 'No Plan' option of relying on the NPPF and JCS is unlikely to be a reasonable alternative option although an SPD is proposed to address fine detail.	Addresses locations within Settlements only, DM 3.7 addresses locations with open Countryside	Alternative wording of the criteria are best explored in public consultation.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy DM 3.6 Replacement dwellings and additional dwellings on sub-divided plots within Settlements (formerly 3.5(2)) **Reasonable alternatives:** **a) Preferred options for DM 3.5, 3.6, 3.7** **b) No Plan – NPPF, JCS plus the proposed SPD could help address fine detail.**			
Normal development management matters and criteria not otherwise covered in the in JCS or national policies. DM require this level of guidance. Preferred Policy provides a 'hook' for detailed SDP to be prepared.	Scope for alternative arrangements of Policies 3.5, 3.6 and 3.7 was identified to Cabinet on 11/6/12; this arrangement appears to offer best clarity and separation of issues. The 'No Plan' option of relying on the NPPF and JCS is unlikely to be a reasonable alternative option. The proposed SPD could help address fine detail.	Addresses locations within Settlements only, DM 3.7 addresses locations with open Countryside	Alternative wording of the criteria are best explored in public consultation.
Policy DM 3.7 House extensions and replacement dwellings in the Countryside (formerly 3.6) **Reasonable alternatives:** **a) Preferred options for DM 3.5, 3.6, 3.7** **b) No Plan - NPPF, JCS plus the proposed SPD could help address fine detail.**			
Normal development management matters and criteria not otherwise covered in the in JCS or national policies. DM require this level of guidance. Preferred Policy provides a 'hook' for detailed SDP to be prepared.	Scope for alternative arrangements of Policies 3.5, 3.6 and 3.7 was identified to Cabinet on 11/6/12; this arrangement appears to offer best clarity and separation of issues. The 'No Plan' option of relying on the NPPF and JCS is unlikely to be a reasonable alternative option. The proposed SPD could help address fine detail.	Addresses locations in the Countryside only, DM 3.5 & 3.6 addresses locations within Settlements	Alternative wording of the criteria are best explored in public consultation.
Policy DM 3.8 Residential annexes (formerly 3.7) **Reasonable alternatives:** **a) Preferred option**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
b) No Plan option – NPPF, JCS plus the proposed SPD could help address fine detail.			
The Council is clear that a replacement is needed for the saved SNLP Policy to provide detail over and above JCS.	Normal planning criteria developed with input from DM officers and Members. The 'No Plan' option of relying on the NPPF and JCS is likely to be inadequate to address the issues adequately. The proposed SPD could help address fine detail.	Policy addresses locations within the Countryside and within Settlements although these types of applications arise principally in the Countryside. DM 3.6 addresses the sub-division of residential properties to create autonomous dwellings.	Alternative wording of the criteria are best explored in public consultation.
Policy DM 3.9 Design Principles (formerly 3.8) **Reasonable alternatives:** **a) Preferred option** **b) Position Policy in the 'strategic' section of the DM DPD**			
Complies fully with NPPF and JCS Policy 2, directly addresses the importance of Land Characterisation Study, Place Making SPD and other SPDs.	Normal planning criteria developed with input from DM officers, Members and best practice examples. Sets guidance on the requirements of D&AS. Reiterates that a consultation based master planning technique is required on schemes of less than 500 dwellings where the site is complex AND where the host community is relatively small.	This Policy applies to all development – geographic alternatives not applicable to generic policies	Alternative wording of the criteria and the location of the Policy within the DPD are best explored in public consultation. In particular the threshold for consultation based master planning.
Policy DM 3.10 Advertisements and signs (formerly 3.9) **Reasonable alternatives:** **a) Preferred option** **b) No Plan – JCS, NPPF and informal SNC note: 'Advertisements and business signs in the open countryside - guidance notes for potential applicants'**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy elaborates on NPPF to explain the balancing of issues of rural economic promotion and environmental protection – There is an Area of Special Advertising Control identified – a planning policy framework is required.	Policy restricted to amenity and public safety whilst explicit about the potential cumulative harmful impact of many smaller signs. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is not likely to provide adequate alternative. Council has informal guidance that could be consolidated under this new Policy.	Area of Special Advertising Control extends the need for planning approval of more types of advertising in the defined rural area.	Alternative wording of the criteria are best explored in public consultation.
Policy DM 3.11 Promotion of sustainable transport **Reasonable alternatives:** **a) Preferred option** **b) No Plan**			
Policy expands on the NPPF and JCS, distinguishing the expectations of sustainable transport to serve development at locations within and without the NPA.	Adds safeguarding of land needed for transport improvements – replaces SNLP Policies. The 'No Plan' option of relying on the NPPF and JCS is unlikely to be adcquate	No reasonable alternative geographic alternative options	Alternative wording of the criteria are best explored in public consultation.
Policy DM 3.12 Road safety and the free flow of traffic **Reasonable alternatives:** **a) Preferred option** **b) No Plan option**			
DM Policy applies differentially to the defined Corridors of Movement that are referred to in the JCS. Provides references to relevant SPDs and guidance.	Essential road safety requirements. Corridors of Movement already defined in transport strategies, Policy replaces SNLP Policy in this respect. The 'Business As Usual' option of relying on the NPPF and JCS is unlikely to be a reasonable alternative option.	No reasonable alternative geographic alternative options	Alternative wording of the criteria are best explored in public consultation.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy DM 3.13 Provision of vehicle parking (formerly 3.10) **Reasonable alternatives:** **a) Preferred option** **b) No Plan option – rely on Local Highway Authority (2007) and other informal advice / guidance**			
Local Highway Authority have prepared advisory parking standards – date from 2007 and limited consultation. PPS/PPG standards now revoked.	Preferred Policy provides basis of a SPD with the vehicle parking standards and related requirements, wording of Policy provides for appropriate parking provision standards and flexibility. The 'No Plan' likely to be inadequate.	No reasonable alternative geographic alternative options	Alternative wording of the Policy criteria are best explored in public consultation. The numerical standards contained in the SPD will be consulted on separately.
No Policy required - Information Communications Technology (formerly 3.13)			
JCS Policy requires all development to contribute to the enhancement of fast broadband.	DM officers and Cabinet 11/6/12 considered the option of including a Policy to encourage ICT enhancement Inclusion of a DM Policy would not be a justifiable and would not add value to the adopted JCS Policy. **No DM Policy required.**	No reasonable alternative geographic alternative options	n/a
No Policy required – Telecommunications (formerly 3.14)			
NPPF provides extensive guidance and detail.	DM officers and Cabinet 11/6/12 considered the option of including a Policy to guide telecoms. Inclusion of a DM Policy would not add value to the NPPF or present be a justified and realistic option. **No Policy required.**	No reasonable alternative geographic alternative options	n/a
DM Policy 3.14 Amenity, noise and quality of life (formerly 3.15(1)) **Reasonable alternatives:** **a) Preferred option** **b) BAU / No Plan option – rely on JCS and NPPF**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Preferred Option Policy replaces saved SNLP policies and addresses essential DM considerations; refers to detailed Environmental Health guidance as 'material'.	JCS Policy 7 and NPPF provide high level policy but without the necessary detail for DM purposes; Alternative ways of arranging DM 3.15 and 3.16 considered in drafting and by Cabinet. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is unlikely to offer a reasonable alternative option.	No reasonable alternative geographic alternative options	Alternative wording of the Policy criteria are best explored in public consultation.
Policy DM 3.15 Pollution, health and safety (formerly 3.15(2) **Reasonable alternatives:** **a) Preferred option** **b) BAU / No Plan option – rely on JCS and NPPF**			
Preferred Option Policy replaces saved SNLP policies and addresses essential DM considerations; refers to detailed Environmental Health guidance as 'material'.	JCS Policy 7 and NPPF provide high level policy but without the necessary detail for DM purposes; Alternative ways of arranging DM 3.15 and 3.16 considered in drafting and by Cabinet. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is unlikely to offer a reasonable alternative option.	No reasonable alternative geographic alternative options	Alternative wording of the Policy criteria are best explored in public consultation.
Policy DM 3.16 Outdoor play facilities and recreational space **Reasonable alternatives:** **a) Preferred option** **b) No Plan option – rely on existing JCS and SNC 1997 and 2007 guidance.**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
DM Policy consistent with NPPF and necessary to provide basis for SPD standards in residential areas – evidence of need and guidance may need updating.	Replaces saved SNLP Policy. Options to be considered in the setting of the Standards in the SPD – drawing upon evidence.	No reasonable alternative geographic alternative options	Alternative requirements and wording of the Policy criteria are best explored in public consultation.
Policy DM 3.17 Improving the level of local community facilities **Reasonable alternatives:** **a) Preferred option** **b) No Plan option – NPPF and JCS 13 -17. But no criteria to deal with proposed loss or for assessing future viability?**			
Consistent with JCS strategy and national policies. Need Policy to address potential loss of facilities through proposed changes of use. Criteria in Part (1) of the Policy addresses future viability issues and also used in cross references from other DM Policies.	Part (1) protects existing facilities and includes the requirements for demonstrating that a current use is no longer viable and change of use should be permitted.	No reasonable alternative geographic alternative options – Part (2) of Policy favours location within Settlements and gives policy framework to assess other sites where necessary .	Alternative wording of the Policy criteria are best explored in public consultation.
No Policy required - Localism and public engagement (formerly 3.18)			
Requirements and opportunities are set out in legislation and regulations including Localism Act. **No DM Policy required** – confirmed by Cabinet 11/6/12	Key points can be addressed in the introductory parts of the Strategic Policies, referring to DM process, Localism, pre-application engagement, Community Right to Build, Neighbourhood Plans etc. Other DM processes will be relevant.	No reasonable alternative geographic alternative options	Alternative wording of the RJs are best explored in public consultation
No Policy required – pre-application discussion (formerly 3.19)			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Requirements for pre-application consultation etc are set out in legislation and regulations including Localism Act. **No DM Policy required** – confirmed by Cabinet 11/6/12	Key points can be addressed in the introductory parts of the Strategic Policies, referring to DM process, Localism, pre-application engagement, Community Right to Build, Neighbourhood Plans etc. Other DM processes will be relevant.	No reasonable alternative geographic alternative options	Alternative wording of the RJs are best explored in public consultation
Policy DM 4.1 Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions **Reasonable alternatives:** **a) Preferred option** **b) BAU / No Policy option – rely on Building Regulations to manage or produce suitable Policy if required at later date**			
DM Policy provides the potential option for the Council manage the use of Allowable Solutions at a later date.	Details currently unclear, the proposed wording allows for the development of suitable guidance at a later date with support of Policy.	No reasonable alternative geographic based alternative options	Use public consultation to identify the industry reaction
Policy DM 4.2 Renewable Energy **Reasonable alternatives:** **a) Preferred option** **b) BAU option – rely on NPPF and SN evidence and informal guidance without weight of a Local Plan policy**			
Evidence shows that an element of off-site renewable energy facilities will be necessary in SN, the Policy provides basis for assessment of the adverse impacts. Policy also supports on-site schemes including that of communal scale.	DM Preferred Option Policy provides a development plan Policy that gives weight to the existing SNWTLSS, ETSU'97 and future SNC guidance for smaller turbines. Scope of Policy fully consistent with NPPF. Support to these could be derived from the NPPF alone but will have less significance than if not referred to in a Local Plan policy.	Policy draws upon the SN Wind Turbine Landscape Sensitivity Study recognising the sensitivity of different parts of the landscape as well as generic criteria	Alternative wording of the Policy criteria are best explored in public consultation.
Policy DM 4.3 Flood risk (formerly 4.3(1)) **Reasonable alternatives:** **a) Preferred option**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
b) BAU / No Policy option – rely on JCS, NPPF and national guidance and successor documents			
Policy consistent with JCS, NPPF & Technical Guidance. Little need or scope for variation.	RJ includes explanation of the terminology used for types of flooding;	Flood zones not shown on Proposals Map as constantly update – diagram only included in DPD.	Alternative wording of the Policy criteria are best explored in public consultation.
Policy DM 4.4 Sustainable drainage and water management (formerly 4.3(2)) **Reasonable alternative:** **a) Preferred option** **b) No Policy option – rely on other documents and processes to manage SuDS**			
Policy stresses the need for integrated design and gives rationale for decisions until such time as the SAB is established and dealing with all proposals; refers developers to the Anglian Water SuDS manual. Policy consistent with the proposed introduction of the SuDS Approving Body and planning regulations. Limited scope for variation.	Inclusion of Policy considered helpful to developers and householders and integration of Planning and other requirements. Alternative option to rely on other documents and guidance by others and the NPPF.	No reasonable alternative geographic based alternative options	Use public consultation to identify the industry reaction to BAU / No Policy option and wording.
Policy 4.5 Facilities for the collection of recycling and waste (formerly 4.4) **Reasonable alternative:** **a) Preferred option** **No Policy option – rely on other documents and processes**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy consistent with JCS, EPA, other national guidance and the Place Making Guide. Provides development plan basis for referring to detailed supplementary guidance prepared by the Council.	Policy adds the need to design layouts for 32 refuse vehicles as employed in SNC, plus details of communal and individual residential property requirements.	No reasonable alternative geographic based alternative options	Use public consultation to identify the industry reaction to BAU / No Policy option and wording
Policy 4.6 Natural and local environmental assets including locally important open spaces (formerly 4.5 & 4.6(4)) **Reasonable alternative:** **a) Preferred option** **b) Separate Policies for different types of 'higher' designation environmental asset, and for the Locally Important Open Spaces**			
Applies the principles and hierarchy of protection of the NPPF. National and designations by others of the most significant environmental assets – explains basis of designations shown on the Proposals Map. Also adds SNC designations of locally important open space – mostly saved from SNLP.	Considered options for separating the Policies for the various 'higher' designations and local designations. Approach of combining all designations (the designation of which the DM Policies have little influence) under one policy is more concise and adequate for DM Purposes.	No reasonable alternative geographic based alternative options – majority of designations made by other bodies and simply reflected on the Proposals Map. SNC designations of Locally Important Open Space – mostly saved from SNLP with a few additions.	Use public consultation to identify the industry reaction to combined Policy, and any responses to the LIOS designations.
Policy 4.7 Protection and enhancement of landscape character (formerly 4.6(1)) **Reasonable alternatives:** **a) Preferred option** **b) No Plan / BAU approach**			

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Consistent with NPPF, Policy places importance on the SN Landscape Assessment. Evidence updated in 2012.	Will help ensure consideration given to the Assessment. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is unlikely to be robust and a reasonable alternative option for DM purposes	No reasonable alternative geographic based alternative options – evidence prepared in 2001 and updated in 2012.	Alternative wording of the Policy criteria are best explored in public consultation.
Policy 4.8 Landscape Setting of Norwich (formerly 4.6(2)) **Reasonable alternatives:** **a) Preferred option** **b) No Plan approach – rely on NPPF, JCS and studies**			
Consistent with NPPF, JCS and Norwich City DM Policies. Long standing SNLP Policy updated. 2012 updating of the 2001 Assessment of landscape characteristics with necessary refinement.	The no Policy option would reduce well established protection of landscape and is unlikely to offer a robust or clear reasonable alternative. 2012 updating has led to refinements of the Norwich Southern Bypass Protection Zone and addition of gateways, key views and approaches.	Revisions based on CBA evidence, no reasonable alternative geographic based alternative options – evidence prepared in 2001 and updated in 2012	Alternative wording & designations are best explored in public consultation.
Policy 4.9 Strategic gaps between settlements within the Norwich Policy Area (formerly 4.6(3)) **Reasonable alternatives:** **a) Preferred option** **b) No Plan approach**			
Strategic Gaps required by JCS and SN Landscape Assessment 2001. Gaps essential to protect identity of places and environmental assets, as part of strategy for growth in the NPA.	2012 updating of the 2001 Assessment of landscape characteristics has led to amendments. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is not likely to offer a robust or clear reasonable alternative and would fail to meet the requirements of the JCS to designate the strategic gaps in the NPA	Revisions based on CBA evidence, no reasonable alternative geographic based alternative options – evidence prepared in 2001 and updated in 2012	Alternative wording & designations are best explored in public consultation.

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?
Policy 4.10 Protection of Trees and Hedgerows (formerly 4.7(2)) **Reasonable alternatives:** **a) Preferred option** **b) No Plan approach – rely on NPPF and other legislation / advice**			
Consistent with NPPF and JCS.	Implementation policy consistent with NPPF, JCS, regulations and landscape and biodiversity evidence. The 'No Plan' or Business As Usual' option of relying on the NPPF and JCS is unlikely to offer a reasonable alternative option	No reasonable alternative geographic based alternative options	Alternative wording of the Policy criteria are best explored in public consultation.
Policy 4.11 Incorporating landscape into design (formerly 4.7(1)) **Reasonable alternatives:** **a) Preferred option** **b) No Plan approach**			
Consistent with NPPF and JCS, offer DM guidance.	Implementation policy consistent with NPPF, JCS, sets principles and references the important evidence sources. The 'No Plan' option of relying on the NPPF and JCS is not likely to offer clear advice to local sources reasonable alternative option	No reasonable alternative geographic based alternative options	Alternative wording of the Policy criteria are best explored in public consultation
Policy 4.12 Designated Heritage Assets (former 4.8 and 4.9 combined) **Reasonable alternatives:** **a) Preferred option** **b) No Plan / BAU approach**			
Policy fully consistent with parameters provided in the NPPF approach.	Sets clear requirements for developers and decision makers; references material evidence e sources and guidance.	No reasonable alternative geographic based alternative options	Alternative wording of the Policy criteria are best explored in public consultation

Alternatives by obviation of need?	Alternatives by mode / method?	Alternatives by location?	Alternatives by detail?

Policy 4.13 Non-designated heritage assets (former 4.10) **Reasonable alternatives:** **a) Preferred option** **b) BAU option**			
Policy fully consistent with NPPF approach.	Sets clear requirements for developers and decision makers; references material evidence e sources and guidance.	No reasonable alternative geographic based alternative options	Alternative wording of the Policy criteria are best explored in public consultation

Appendix 5 : Full SA Assessment Tables

Scoring Matrix Legend

Guide to the assessment scoring system	
++	A very positive assessment is judged to be where the policy option contains detailed wording or specific criteria that promote opportunities to deliver the key outcome of the sustainability objective. The inclusion of specific measures to address the 'decision -making criteria' or references to locally distinctive characteristics or evidence in South Norfolk will strengthen this positive assessment.
+	A positive assessment is where the policy option does not contain specific wording of criteria that promotes opportunities to deliver the sustainability objective, but where the thrust of the policy is consistent with and will deliver direct positive impacts upon that SA objective.
0	A neutral assessment is simply where the policy option is irrelevant to the sustainability objective or where no direct material impact is likely to occur. For example, a policy seeking to control employment development is going to have a neutral impact upon the objective of promoting health and well being of the population.
-	A negative assessment is where the policy option does not contain criteria that specifically conflict with a strategic sustainability objective and/or decision-making criteria, but where the general thrust is in broad conflict.
--	A very negative assessment applies where the policy option contains criteria that specifically conflict with the sustainability objective.
?	The impact of the policy option on the sustainability objective is unknown

Policy DM 1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk
	a) The Council will take a positive approach that reflects the presumption in favour of sustainable development, together with a responsibility to meet objectively assessed needs identified in the Local Plan and other unforeseen development needs and opportunities emerging that are generally consistent with the Council's Vision and Objectives for the area. b) The Council will work proactively with applicants to find solutions so that development proposals can be approved wherever possible, and to secure development that jointly and simultaneously improves the economic, social and environmental conditions in the area. c) Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in adopted neighbourhood plans) will be approved without unnecessary delay, unless material considerations indicate otherwise. d) Where there are no directly relevant Policies to the application or the relevant policies are out of date at the time of making the decision, then the Council will consider the impact of the proposal in each of the economic, social and environmental dimensions jointly and simultaneously, for now and in the future. The Council will grant permission unless material considerations indicate otherwise – taking account of whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against: i. The policies in the National Planning Policy Framework taken as a whole or ii. Specific policies in international and national advice and guidance that indicate that development should be restricted or iii. The Council's overall Spatial Vision and Objectives for the area. e) The Council will give significant weight to supplementary guidance and community led plans where these are useful to guide the implementation of Local Plan policies.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria	++	++	++

• Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the Preferred Option Policy will apply greater significance to the biodiversity strategies of the Local Plan and support this Objective more robustly. The NPPF will not directly address these leading to uncertainty of outcome			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS?			
	ST	MT	LT
	++	++	++

Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to this consideration as reflected in the Local Plan. The risk of decisions setting aside flooding issues is however small			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car			
	ST	MT	LT
	+	+	+

modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
The policy will not impact on the overall Objective very significantly			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?			
	ST	MT	LT
	++	++	++

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to this consideration as reflected in the Local Plan. The NPPF will not directly address these leading to uncertainty of outcome.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	+	+	+
The policy will not impact on the overall Objective very significantly			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	++	++	++
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the Preferred Option Policy will apply greater significance to this consideration as reflected in the Local Plan. However, the risk of setting aside water quality requirements in			

decision making is however small			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
Summary of assessment against environmental objectives **Important positive impacts. In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to important local environmental considerations and local planning Vision and Objectives than can be reflected in the NPPF, and will more robustly support the SA Objective than relying on the NPPF alone.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups?	ST	MT	LT
	++	++	++

Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater on the Local Plan – which more fully addresses specific local housing needs than the NPPF pursuit of a five year supply			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	+	+	+

The policy will not impact on the overall Objective very significantly.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	++	++	++
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the Preferred Option Policy will apply greater significance to this consideration as reflected in the Local Plan.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			

S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	++	++	++
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to this consideration as reflected in the Local Plan.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns			
	ST	MT	LT
	++	++	++

• Residents' perception of the quality of their neighbourhoods as places to live			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to local perceptions as reflected in the Local Plan. The NPPF will not directly address these local perceptions leading to uncertainty of outcome			
Summary of assessment against social objectives **The policy offers significant support to the SA social Objectives. In the event of development proposals made outside of allocated sites/policy (for example if there is a shortage of a five year supply of housing sites) the policy will apply greater significance to local perceptions as reflected in the Local Plan.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	++	++	++
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites and housing is proposed on an employment site) the policy will apply greater significance to this consideration as reflected in the Local Plan.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types?	ST	MT	LT
	++	++	++

Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
In the event of proposals made outside of allocated sites (for example if there is a shortage of a five year supply of housing sites and housing is proposed on an employment site) the policy will apply greater significance to this consideration as reflected in the Local Plan.			
EC3: To encourage efficient patterns of movement in support of economic growth			
	ST	MT	LT
Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	++	++	++
In the event of proposals made outside of allocated sites the policy will apply greater significance to this consideration as reflected in the Local Plan.			
EC4: To improve the social and environmental performance of the economy			
	ST	MT	LT
Decision-making criteria • Will it offer the opportunity for more flexible working?			

• Will it operate in a way that seeks to minimise impact on the environment?	++	++	++
In the event of proposals made outside of allocated sites the policy will apply greater significance to this consideration as reflected in the Local Plan.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST ++	MT ++	LT ++
In the event of proposals made outside of allocated sites the policy will apply greater significance to this consideration as reflected in the Local Plan.			
Summary of assessment against economic objectives **The policy offers significant benefits to economic growth and economic SA Objectives – in the event of proposals made outside of allocated sites and locations the policy will apply greater significance to this consideration as reflected in the Local Plan relative to the NPPF.**			
Overall Conclusions **The policy offers significant potential contribution to the environmental, social and economic SA Objectives. However, there are potential conflicts that the Local Plan seeks to balance. In certain circumstances (for example a shortage of a five year supply of housing sites), the policy will apply greater significance to local Vision and Objectives in these circumstances together with the NPPF, and will deliver a most robust and useful approach to securing sustainable development in the specific circumstances of South.**			
Recommendations **No Change**			

Policy DM 1.2	Requirement for infrastructure through planning obligations
	1) The Council will seek to secure site specific planning obligations for the delivery of essential infrastructure on or adjoining a site which: **a) is only necessary as a direct consequence of the development proposed;** **b) cannot be secured via a planning condition; and** **c) is not identified as infrastructure to be delivered through the Community Infrastructure Levy;** **2) Planning obligations will be required to secure infrastructure which is necessary to ensure:** **a) the delivery of sustainable development (through compliance with the Policies of the Development Plan);** **b) the delivery of affordable housing;** **c) the delivery of open space, play space or other facilities (or a financial contribution) required directly to serve the development and contribute to local community facilities;** **d) pedestrian and highway safety improvements necessary to secure satisfactory access to the development via a range of modes of transport; and** **e) account is taken of other requirements set out in neighbourhood community led plans.** **3) In cases where it is demonstrated by independent viability assessment that:** **a) the impact of planning obligations combined with abnormal development costs would result in a proposed development becoming economically unviable;** **or** **b) a viable scheme cannot be achieved without amendments to the proposals to make it inconsistent with the other Policies within this plan; then**

	planning obligation requirements covering specific matters may be reduced by agreement, subject to the scheme being sustainable and having no adverse implications for health and safety. The Council will have regard to any approved Planning Obligations Prioritisation Framework (or successor document) and may add a specific site obligation requirement onto the "Regulation 123 list" to access other funding support to help deliver requirements.

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++

Programs for BAP and Green Infrastructure projects are imbedded in CIL and planning strategy. Neither Policy Option will impact on achievement the overall Objective very significantly – the policy makes expectations and requirements clearer			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very significantly			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy?			
	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy will not impact on the overall Objective very significantly			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	++	++	++
Requirements for transport improvements are imbedded in other DM Policies, s106, CIL and other strategies. Neither Policy Option will impact on achievement the overall Objective very significantly – the Preferred Option Policy makes expectations and requirements clearer			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria			
	ST	MT	LT

• Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	++	++	++
Requirements for transport improvements are imbedded in other DM Policies, s106, CIL and other strategies. Neither Policy Option will impact on achievement the overall Objective very significantly – the Preferred Option Policy makes expectations and requirements clearer			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	++	++	++
A clear statement of requirements through the Preferred Option will help set expectations and achieve contributions to meet this Objective.			
ENV7: To minimise the loss of undeveloped land and			

conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very significantly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very significantly.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?			
	ST	MT	LT
	+	+	+

Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
This aspect will form a part of s106 requirement. Neither Policy Option will impact on the overall Objective very differently or significantly – consistent.			
Summary of assessment against environmental objectives **Important positive impacts. A clear statement of requirements through the policy will help set expectations and achieve contributions to meet these SA environmental Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	++	++	++
Requirements for affordable housing and mix are well embedded in other Polices and planning practice. Too much cost for affordable housing and other CIL and s106 can seriously impact on the viability of development. But development increasing needs to make other contributions too and the policy makes the total package of expectations and requirements clearer and viability to be assessed.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected?			
	ST	MT	LT

• Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	+	+	+
The policy will not impact on the overall Objective very significantly			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	+	+	+
The policy will not impact on the overall Objective very significantly			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public	+	+	+

facilities • Encouraging the use of non-car modes of transport			
The policy will not impact on the overall Objective very significantly			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to			

reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
Summary of assessment against social objectives **Both Options are offer significant support to a range of projects to address SA social Objectives. The Preferred Option makes the expectations, treatment of viability issues and the rationale for prioritising different projects clearer and more certain.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging			
	ST	MT	LT

employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	++	++	++
Requirement for s106, CIL and other contributions can act as a disincentive to invest as well as an essential means of securing necessary infrastructure and other capacity and improvements to accommodate new development. Viability and competing requirements must be balanced; the policy provides basis for decision making.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST ++	MT ++	LT ++
Requirement for s106, CIL and other contributions can act as a disincentive to invest as well as an essential means of securing necessary infrastructure and other capacity and improvements to accommodate new development. Viability and competing requirements must be balanced; the policy provides basis for decision making.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria	ST	MT	LT

• Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	++	++	++

Requirement for s106, CIL and other contributions can act as a disincentive to invest as well as an essential means of securing necessary infrastructure and other capacity and improvements to accommodate new development. Viability and competing requirements must be balanced; the policy provides basis for decision making.

EC4: To improve the social and environmental performance of the economy			
Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	+	+	+

The policy will not impact on the overall Objective very significantly

EC5: To improve economic performance in rural areas			
Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns	ST	MT	LT
	+	+	+

• Planning permissions granted for business use outside towns			
The policy will not impact on the overall Objective very significantly			
Summary of assessment against economic objectives **The requirement for s106, CIL and other contributions can act as a disincentive to economic invest as well as a means of delivering essential enabling works and a means of securing necessary infrastructure and other capacity and improvements to accommodate new development. Viability and competing requirements must be balanced; the policy provides basis for decision making.**			
Overall Conclusions **The requirement for s106, CIL and other contributions can act as a disincentive to growth and economic investment as well as a means of delivering essential enabling works and securing necessary infrastructure and other capacity improvements to accommodate new development. Viability and competing requirements must be balanced; the policy provides basis for decision making. A clear statement of requirements through the policy will help set expectations and achieve contributions to achieve sustainable development objectives.**			
Recommendations **No Change**			

Policy DM 1.3	The sustainable location of new development
	1) All new development should be located so that it positively contributes to the sustainable development of South Norfolk as led by the Local Plan. The Council will work with developers to promote and achieve proposals that are: (a) Located on Allocated Sites (including sites on the Urban Fringe of Norwich) or within the development boundaries of Settlements defined on the Proposals Map, comprising the Main Towns, Key Service Centres, Service Villages and Other Villages; and (b) Of a scale proportionate to the level of growth planned in that location, and the role and function of the Settlement within which it is located, as defined in the Local Plan. 2) Permission for development in the Countryside outside of the defined development boundaries of Settlements will only be granted if: c) It satisfies specific criteria in the Development Management Policies or d) Otherwise demonstrates overriding benefits in terms of economic, social and environment dimensions as addressed in Policy 1.1.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation	+	+	+

Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
Most significant sites are defined in other documents and protected by other Policies – this policy summarises the strategy. Criterion (2) provides overall protection of the Countryside			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation?			
	ST	MT	LT
	+	+	+

• Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
Most significant sites are defined in other documents and protected by other Policies – the policy summaries the strategy			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very significantly			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes?			
	ST	MT	LT
	++	++	++

Indicator-based concerns • Encouraging the use of non-car modes of transport			
Most significant Corridors of Movement are not identified elsewhere – the policy summaries the strategy			
ENV5: To improve air quality and minimise noise, vibration and light pollution			
	ST	MT	LT
Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	++	++	++
Most significant Corridors of Movement are not identified elsewhere – the policy summaries the strategy for location of development that supports this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?	++	++	++

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
Most significant locations are defined elsewhere and protected by other Policies – the policy summaries the strategy. (2) provides overall protection of the Countryside			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST 0	MT 0	LT 0
The policy will not impact on the overall Objective very significantly			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST +	MT +	LT +
The policy will not impact on the overall Objective very significantly			

ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very significantly			
Summary of assessment against environmental objectives **A clear statement of spatial strategy through the policy will help set expectations. Criterion (2) provides overall strategic protection of the Countryside outside of development boundaries. This provides the basis of other Policies and strategies throughout the Document.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	++	++	++

The policy will not impact on the overall Objective very significantly – consistent. Summaries a sustainable strategy for housing growth			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly. Summaries a sustainable strategy for growth			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly. Summaries a sustainable strategy for growth			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need	ST	MT	LT

Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	++	++	++
The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable development ensuring accessibility			
S5: To improve the education and skills of the population overall			
Decision-making criteria	ST	MT	LT
• Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	+	+	+
The policy will not impact on the overall Objective very significantly			
S6: To improve the health of the population overall			
Decision-making criteria	ST	MT	LT
• Will it improve life expectancy? • Will it improve access to high quality health facilities?			

• Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	+	+	+
The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable development ensuring accessibility			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable development ensuring accessibility			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+

The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable development ensuring accessibility.			
Summary of assessment against social objectives **The policy supports the social objectives. The policy summaries a sustainable strategy for sustainable development ensuring accessibility.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	++	++	++
The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable economic development			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++

The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable economic development			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	++	++	++
The policy will not impact on the overall Objective very significantly. The policy summaries a sustainable strategy for sustainable economic development			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very significantly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification?	ST	MT	LT

• Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	+	+	+
The policy will not impact on the overall Objective very significantly. (2) provides overall protection of the Countryside			
Summary of assessment against economic objectives The policy offers significant positive impacts on the economic SA Objectives. The policy summaries a sustainable strategy for sustainable economic development with clarity which is likely to be beneficial to good planning.			
Overall Conclusions **The policy offers significant positive impacts on environmental, social and economic SA Objectives. The policy summaries a sustainable strategy for development with clarity that must otherwise be derived from the sub-regional strategy and several policies in the JCS. NPPF requires Local Plans to give a clear statement of spatial which is likely to be beneficial to good planning. Criterion (2) provides overall strategic protection of the Countryside outside of Settlement development boundaries. This provides the basis of other Policies and strategies throughout the Document.**			
Recommendations **No Change**			

Policy DM 1.4	Environmental quality and local distinctiveness
	a) The Council will work with developers to promote and achieve high quality and positive environmental improvement from all development. All development proposals must demonstrate an understanding and evaluation of the important environmental assets including locally distinctive characteristics, and justify the design approach. b) Designated assets will be protected in accordance with their natural and historic significance, as detailed in the Development Management Policies. c) A net environmental improvement will always be sought and all proposals should avoid environmental harm or where this is not possible, adequately mitigate and compensate for the adverse environmental effects of development. d) All development should take all reasonable opportunities to: i. Make a positive contribution to local character and distinctiveness; ii. Enhance bio-diversity to achieve a net gain for nature; iii. To improve the resilience of ecosystems to environmental change including through the provision of improvements to enhance identified environmental sites; stepping stones and corridors; iv. Protect environmental and water resources and enhance their efficient use; v. Deliver the provision of essential infrastructure including water and wastewater network upgrades, waste facilities', flood defences and green infrastructure; vi. Enhance and better reveal the significance of heritage assets and re-use buildings rather than demolish; vii. Recycle building materials and select materials to maximise environmental sustainability and minimise impact on scarce resources and environment; viii. Generate and utilise renewable energy in appropriate ways; and ix. Work with the characteristics of the location to ensure that the necessary mitigation measures are not disproportionate to the benefits of the scale of development proposed.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy is an overarching 'strategic' policy. Most significant sites are defined in other documents and protected by other policies. This policy addresses a shortfall in the strategic plan to set expectations. The clarity of this will assist achievement of the objective. The policy emphasises the importance of reflecting the distinctive characteristics found in the district in development management decisions.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
	ST	MT	LT

Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	++	++	++
The policy is an overarching 'strategic' policy. Most significant sites are defined in other documents and protected by other policies. This policy addresses a shortfall in the strategic plan to set expectations. The clarity of this will assist achievement of the objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	++	++	++

The policy is an overarching 'strategic' policy. Most significant sites are defined in other documents and protected by other policies. This policy addresses a shortfall in the strategic plan to set expectations. The clarity of this will assist achievement of the objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	+	+	+
The policy will bring additional synergistic benefits.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	+	+	+
The policy will bring additional synergistic benefits.			
ENV6: To maintain and enhance the distinctiveness and			

quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy is an overarching 'strategic' policy. Most significant aspects are addressed in other documents and DM policies. This strategic policy addresses a shortfall in the JCS strategic plan to set expectations for DM purposes. The policy emphasises the importance of reflecting the distinctive characteristics found in the district in development management decisions. The clarity of this will help further achievement of this SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very differently or significantly			
ENV8: To improve water qualities and provide for			

sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The policy will not impact on the overall Objective very differently or significantly			
Summary of assessment against environmental objectives			

The policy is an overarching 'strategic' policy. Most significant aspects are addressed in other documents and DM Policies. This strategic policy addresses a shortfall in the JCS strategic plan to set expectations for DM purposes. The clarity of this will help further achievement of this SA objective.			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	+	+	+

The policy will not impact on the overall Objective very differently or significantly.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly.			
S5: To improve the education and skills of the population overall Decision-making criteria	ST	MT	LT

• Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	+	+	+
The policy will not impact on the overall Objective very differently or significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of			
	ST	MT	LT
	++	++	++

crime • Ability to create mixed and participative communities, e.g. through election turnout			
The policy will not impact on the overall Objective very differently or significantly. The policy emphasises the importance of reflecting the distinctive characteristics found in the district in development management decisions.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	++	++	++
The policy will not impact on the overall Objective very differently or significantly. The policy emphasises the importance of reflecting the distinctive characteristics found in the district in development management decisions.			
Summary of assessment against social objectives **The policy will not impact on the overall Objective very differently – consistent with the achievement of these social objectives.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly.			

EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly – consistent with promoting a positive image of the district to investment although some potential conflicts between economic and environmental objectives. The policy emphasises the importance of reflecting the distinctive characteristics found in the district in development management decisions.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	+	+	+

The policy will not impact on the overall Objective very differently or significantly – consistent with promoting a positive image of the district to investment although some potential conflicts between economic and environmental objectives			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly – consistent with promoting a positive image of the district to investment although some potential conflicts between economic and environmental objectives			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	+	+	+
The policy will not impact on the overall Objective very differently or significantly – consistent with promoting a positive image of the district to investment although some potential conflicts between economic and environmental objectives			
Summary of assessment against economic objectives **The policy offers significant positive impact on the economic SA Objectives despite some risk of conflict between economic and environmental objectives. The policy summaries clear expectations for environmental sustainability and this clarity which is likely to be**			

beneficial to good development management.
Overall Conclusions **The policy offers significant contribution to environmental and also social and economic SA Objectives. The policy addresses a shortfall in the JCS by providing a clear set of expectations and strategy for protecting and enhancing environmental quality and local distinctiveness - to be applied to development management decisions. This provides the strategy that other DM Policies detail throughout the Document.**
Recommendations **No Change**

Policy DM 2.1	Employment and business development
	1) Development proposals which provide for or assist the creation of new employment opportunities, inward investment and / or provide for the adaptation and expansion of an existing business will be supported unless there is a significant adverse impact in terms of Policies DM 1.1, 1.3 and other policies of the Local Plan. 2) The Employment Areas defined on the Proposals Map are prioritised for Business Class uses and other appropriate Employment Uses. 3) Business Class proposals will be supported within all the defined Employment Areas subject to adequate protection of neighbouring occupiers and the other policies of the Local Plan. 4) Proposals for other uses in the defined Employment Areas will be supported where it is demonstrated that these will be supportive of the particular Employment Area and not conflict with the requirements of Policies for the main town centre uses. 5) Proposals for Employment Uses on new sites located within Settlements will be supported subject to the policies of the Local Plan. 6) Proposals for the expansion of existing businesses located in the Countryside should not have a significant adverse impact on the local and natural environment and character of the Countryside and should protect the amenities of neighbouring occupiers. 7) Proposals for new sites in the Countryside will be assessed against the policies of the Local Plan, with positive consideration given to proposals that: a) Re-use redundant rural buildings and hard standings (see Policy DM 2.10); b) Are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available; and

	c) Create accessible jobs and business opportunities in the rural area **8) Proposals for new offices in the countryside, of less than 200 sq m gross floor area (or 500 sq m near Diss and Wymondham), will not be required to undertake a 'sequential test'.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	?
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes additional safeguards to ensure growth is sustainable by explicitly protecting against serious harm being caused by the pursuit of economic objectives, criterion (1) requires *sustainable development* in terms of (Policy DM1.1) which requires that proposals should not have an unacceptable impact on aspects of the environment, and the location of the development (Policy DM1.3) requires that any development in the Countryside show an overriding (economic) benefit. Criterion (7) requires that new sites should be weighed with other Policies of the Plan.			

The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria; safeguards should ensure that any development with a serious net adverse impact is avoided. Decisions makers should be cautious of the cumulative effect of many smaller less serious impacts over the longer term – hence a cautious score for uncertain Long Term adverse environmental impacts. Reliance on the NPPF / JCS is likely to lead to greater uncertainty about the balance against economic objectives – hence a score of uncertain Medium Term adverse environmental impacts.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST 0	MT 0	LT 0
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address these matters. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy?	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	+	+
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address these matters. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective in the shorter term; the preference for sustainable locations provided in the policy wording will have cumulative benefits in the longer term.			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT
• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	+	+
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address these matters. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective in the shorter term; the preference for sustainable locations provided in the policy wording will have cumulative benefits in the longer term.			

ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	0	+	+
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address these matters. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective in the shorter term; the preference for sustainable locations provided in the policy wording will have cumulative benefits in the longer term.			

ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	0	+	+
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA			

objective. The policy provides appropriate cross references to other Local Plan polices that address character of the landscape.

The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective in the shorter term; the preference for sustainable locations provided in the policy wording will have cumulative benefits in the longer term.

ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	+

The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address minimising loss of good quality agricultural land

The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective; the cross references in the in the policy wording could have cumulative benefits in the longer term.

ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0

The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA

objective. The Policy provides appropriate cross references to other Local Plan polices. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST	MT	LT
	0	0	0
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective			
Summary of assessment against environmental objectives **The policy has only a minor or neutral impact on the achievement on the environmental SA objectives and has a greater likelihood of producing cumulative benefits than in the absence of such a policy because of the explicit cross references to other policies addressing environmental objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The purpose of this policy is to promote economic development, and therefore will have a neutral effect.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
Although there should be cumulative benefits in the longer term to reducing unemployment, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment	ST 0	MT 0	LT 0

• Improving the level of average earnings			
Although there should be cumulative benefits in the longer term, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	+	++
The policy seeks to support new workplaces for employment across the whole district including in the Countryside; the cumulative impact will be to improve access to employment opportunities.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			

S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	0	0	0

Although there should be cumulative benefits in the longer term, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
Summary of assessment against social objectives **The range of locations for new employment supported by the policy should have beneficial effects on social objectives through improved access to employment, however the impact of the Policy on these SA objectives is indirect and largely neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	++	++	++
The policy is supportive of this objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The policy is supportive of this objective.			

EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	++	++	++
The policy is supportive of this objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	++	++	++
The policy is supportive of this objective.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++

The policy is supportive of this objective, and offers explicit and focussed support to the rural economy and the circumstances of the district.
Summary of assessment against economic objectives **The policy is supportive of these objectives.**
Overall Conclusions **The policy will only have a minor or neutral impact on the achievement on the environmental and social SA objectives, and a strong impact on the achievement on the economic objectives.**
Recommendations **No change**

Policy DM 2.2	Policy DM 2.2 Protection of employment sites
	1) The Council will safeguard sites and buildings designated on the Proposals Map for Business Class and other Employment Uses. Proposals leading to the loss of sites and buildings to another use will be permitted where the new use continues to provide employment and is supportive to that particular employment area. 2) The Council will safeguard all other land and buildings currently in or last used for an Employment Use (whether within a Settlement or in the Countryside). Proposals leading to the loss of such sites and buildings will be permitted where: a) The possibility of re-using or redeveloping the site / premises for a range of alternative business purposes has been fully explored and it can be demonstrated that the site or premises is no longer economically viable or practical to retain for an Employment Use; Or b) There would be an overriding economic, environmental or community benefit from redevelopment or change to another use which outweighs the benefit of the current lawful use continuing.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria	0	0	0

• Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The purpose of this policy is to safeguard a stock of the most suitable employment sites; these will not be at the most sensitive environmental locations. This is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes safeguards whilst not seeking to protect sites where there is no reasonable prospect of employment use. The cumulative impact will be to help reduce the need for new sites which may be more environmentally sensitive.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy provides appropriate cross references to other Local Plan polices that address these matters. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have			

neutral effect on the achievement of this objective. The cumulative impact will be a greater reduction in the need for new sites which may be more environmentally sensitive.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The purpose of this policy is to promote economic development and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy options do not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	+	+
The purpose of this policy is to safeguard a stock of the most suitable employment sites; these will not be at the most sensitive environmental locations. This is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes additional and clearer safeguards whilst not seeking to protect sites where there is no reasonable prospect of employment use. The cumulative impact will be to help reduce the need for new sites which may be more environmentally sensitive.			
ENV5: To improve air quality and minimise noise, vibration and light			

pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST 0	MT 0	LT 0
The purpose of this policy is to safeguard a stock of the most suitable employment sites; these will not be at the most sensitive environmental locations. This is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes additional and clearer safeguards whilst not seeking to protect sites where there is no reasonable prospect of employment use. The cumulative impact will be to help reduce the need for new sites which may be more environmentally sensitive.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST 0	MT 0	LT 0
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria	ST	MT	LT

• Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The purpose of this policy is to safeguard a stock of the most suitable employment sites; these will not be at the most sensitive environmental locations. This is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes additional and clearer safeguards whilst not seeking to protect sites where there is no reasonable prospect of employment use. The cumulative impact will be to help reduce the need for new sites which may be more environmentally sensitive.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The purpose of this policy is to safeguard a stock of the most suitable employment sites; these will not be at the most sensitive environmental locations. This is unlikely to lead to development that directly furthers the achievement of this SA objective. However, the policy includes additional and clearer safeguards whilst not seeking to protect sites where there is no reasonable prospect of employment use. The cumulative impact will be to help reduce the need for new sites which may be more environmentally sensitive.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head			
	ST	MT	LT
	0	0	0

• Increasing the % of waste that is recycled or composted			
The purpose of this policy is to protect existing employment space and it is unlikely to lead to development that directly furthers the achievement of this SA objective. The policy does not contain any wording or criteria that specifically conflict with the SA objective and decision making criteria and will have neutral effect on the achievement of this objective			
Summary of assessment against environmental objectives **The policy will have only a minor or neutral impact on the achievement on the environmental SA objectives with the policy worded to have a greater likelihood of ensuring the protection of the most suitable employment sites and reducing the need for more sites which may be more environmentally sensitive.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The purpose of this Policy is to protect existing employment space. The policy will have a neutral effect.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion?	ST	MT	LT

• Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	0	0
Although there should be cumulative benefits in the longer term to reducing unemployment, the purpose of this policy is to promote economic development which will have no direct impact on this objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	+	+	+
Although there should be cumulative benefits in the longer term, the purpose of this policy is to protect existing employment space which will have no direct impact on this objective. The policy offers greater certainty on maintaining a local the balance of housing and works place.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this policy is to protect existing employment uses which will have no direct impact on this objective.			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this policy is to protect existing employment uses which will have no direct impact on this objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this Policy is to protect existing employment uses which will have no direct impact on this objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime	ST	MT	LT
	0	0	0

• Ability to create mixed and participative communities, e.g. through election turnout			
Although there should be cumulative benefits in the longer term, the purpose of this Policy is to protect existing employment uses which will have no direct impact on this objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	0	0	0
Although there should be cumulative benefits in the longer term, the purpose of this Policy is to protect employment space and this will help reduce the need for new, potentially less appropriate, sites.			
Summary of assessment against social objectives **The protection of the most appropriate local employment spaces have beneficial effects on social objectives through maintaining access to employment, however the impact of the Policy on these SA objectives is indirect and largely neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	++	++	++
The policy includes direct reference to support retention of employment space and offers additional greater protection.			

EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	+	+	+
The policy is supportive of this objective, and should increase the likelihood of retaining a greater variety of business locations to accommodate indigenous and new investment over the in the long term, more focussed to the circumstances of the district.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	++	++	++
The policy is supportive of this objective by focusing policy to the circumstances of the district and offering greater protection of existing accommodation within Settlements.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT

	++	++	++
The policy is supportive of this objective, focussing to the circumstances of the district and including provision to release employment sites to other uses where there is an overwhelming social/community benefit.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST ++	MT ++	LT ++
The policy is supportive of this objective, offering greater protection of existing sites which may be in the rural area.			
Summary of assessment against economic objectives **The policy is supportive of this objective and is focussed to the circumstances of the district.**			
Overall Conclusions **The policy will both have only a minor or neutral impact on the achievement on the environmental and social SA objectives, and a strong impact on the achievement on the economic objectives. However, the policy offers greater likelihood of producing cumulative environmental benefits in the longer term and greater impact on economic objectives.**			
Recommendations **No further policy changes proposed**			

Policy DM 2.3	Policy DM 2.3 Working at home
	Planning permission will be granted for proposals for the change of use of part of the dwelling, extension of a dwelling or for the erection of a new building in the curtilage to allow working at home provided that: **a) The proposal would not have an unacceptable impact on the amenities of any nearby residential occupiers or on the character and appearance of the area;** **b) The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain ancillary to the overall use of the site for residential purposes; and** **c) There is adequate off-street parking to cater for both business and residential uses.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	0	0	0

Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	+	+	+

The purpose of this policy is to guide appropriate development to facilitate local working and working from home. While supportive of the plan strategy this is unlikely to lead to development that directly furthers the achievement of this SA objective although there will a greater likelihood of cumulative beneficial impacts with the policy.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	+	+
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. While supportive of the Plan strategy this is unlikely to lead to early and significant development that directly furthers the achievement of this SA objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	+
The policy provides guidance to controls necessary to protect residential amenity and therefore supports this objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice	0	0	0

• Water consumption per head			
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
Summary of assessment against environmental objectives **The policy will both have only a minor or neutral impact on the achievement on the environmental SA objectives,**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development			

that directly furthers the achievement of this SA objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective although it will contribute to synergistic effect with other policies			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria	ST	MT	LT

• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective although it will contribute to the objective through synergistic effects			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective although it will contribute to the objective through synergistic effects			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective although it will contribute to the objective through synergistic effects			

S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly furthers the achievement of this SA objective although it will contribute to the objective through synergistic effects			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	0	+	+
The purpose of this policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that significantly and directly furthers the achievement of this SA objective, it will contribute to the objective through synergistic effects and create greater certainty about how the quality of places where people live is achieved.			
Summary of assessment against social objectives **The purpose of this Policy is to guide appropriate development to facilitate local working and working from home. This is unlikely to lead to development that directly and significantly furthers the achievement of social SA objectives although it will contribute to the objectives through synergistic effects.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the	ST	MT	LT

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	++	++	++
The policy is supportive of the principles of the objective; it focuses on supporting emerging business through facilitating local working and working from home.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District			
Decision-making criteria	ST	MT	LT
• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	++	++	++
The policy is supportive of the principles of the objective; it focuses on supporting emerging business through facilitating local working and working from home.			
EC3: To encourage efficient patterns of movement in support of economic growth			
Decision-making criteria	ST	MT	LT
• Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data	++	++	++

• Reducing the reliance on accessing the workplace via private car			
The policy is supportive of the principles of the objective; it focuses on supporting emerging business through facilitating local working and working from home.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; it focuses on supporting emerging business through facilitating local working and working from home.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; it focuses on supporting emerging business through facilitating local working and working from home – which may or may not be located in the rural area.			
Summary of assessment against economic objectives **The policies are supportive of economic objectives, and are focussed to the circumstances of the district.**			

Overall Conclusions **The policy will have only a minor or neutral impact on the achievement on the environmental and social SA objectives, and a strong impact on the achievement on the economic objectives.**
Recommendations **No further policy changes proposed**

Policy DM 2.4	Policy DM 2.4 Location of the 'main town centre uses'
	Policy DM 2.4 Location of the 'main town centre uses' **(1) The development of new or improved retailing, services, offices and the other 'main town centre uses' will be encouraged at a scale appropriate to the form and functions in the following hierarchy of centres:** • **Main Town Centres - of Diss and Harleston. (Wymondham is subject to the separate policies of an Area Action Plan);** • **Key Service Centres - the large village and district centres of Hethersett, Hingham, Loddon, and Poringland. (Long Stratton is subject to the separate policies of an Area Action Plan);** • **Village and Local Centres – including groups and individual village shops in the Service Villages, Other Villages and the local centre at Norwich Road, Costessey.** **(2) Proposals for 'main town centre uses' should be located within the defined Primary Shopping Area or elsewhere in the defined Town Centres Areas (or on the sites allocated in the Local Plan) as shown on the Proposals Map (see Plans 2.4 & 2.5 (1) to (6)).** **(3) A sequential assessment and impact assessment will be required for planning applications for 'main town centre uses' over the thresholds specified to be located outside of the Town Centre Areas. Preference will be given to accessible sites that are well connected to the town centre. All proposals for retail, leisure and office uses of 1000 sq m or more near Diss and Wymondham, and 500 sq m elsewhere, will be required to submit an assessment of:** • **The impact of the proposal on existing, committed and planned public and private investment in a centre in the catchment area of the proposal; and**

	• **The impact of the proposals on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area.** **All new retail, leisure and office development of 500sq.m or more near Diss and Wymondham, and 200sq.m elsewhere, will be required to submit a sequential assessment of any availability of sequentially preferable locations for potential alternative sites.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			

Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST 0	MT 0	LT 0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST ++	MT ++	LT ++
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other sustainable locations, including use of sequential site assessment.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria	ST	MT	LT

• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	+	++	++
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other sustainable locations, including use of sequential site assessment. With other policies this will produce synergistic benefits to further a reduction of the effects on traffic and pollution.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST +	MT +	LT +
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other sustainable locations, including use of sequential site assessment. With other policies this will produce synergistic benefits to further a reduction of the effects on traffic and pollution.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'	ST 0	MT +	LT +

• Conservation Area Appraisals and management plans			
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to a very significant degree.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	+	+
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to very significant degree.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
Summary of assessment against environmental objectives **The policy will have a neutral or positive impact on the achievement on the environmental SA objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion?	ST	MT	LT

• Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	+	+
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be synergistic benefits in terms of maintaining access to facilities for those in relative deprivation in the longer term this is unlikely to impact on the achievement of this SA objective to a very significant degree. The more appropriate thresholds of the policy (compared to the NPPF default threshold) will lead to greater impact in the rural situation			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in the longer term this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	++	++	++
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. There will be synergistic benefits in terms of maintaining access to facilities for those in relative deprivation, with the policy potentially having a greater impact due to			

the more stringent thresholds applied than the default NPPF thresholds.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. While there will be minor synergistic benefits in terms of helping to maintain local work opportunities this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations – this will facilitate walking and cycling and healthy lifestyles. While there will be minor synergistic benefits this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria	ST	MT	LT

• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	+	+	++
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. This will produce synergistic benefits in terms of helping to maintain community identity and foster mixed local community interaction. This is consistent with the SA objectives. The more appropriate thresholds of the policy will lead to greater impact in the rural situation than the default thresholds in the NPPF.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	++
The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. This will produce synergistic benefits in terms of helping to protect and enhance the quality of neighbourhoods where people live and meet. This will contribute to the objective through synergistic effects.			
Summary of assessment against social objectives **The policy will have a largely positive impact on the achievement of the social SA objectives.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	++	++	++

The purpose of this policy is to guide the location of the main town centre uses to the established centres and other appropriate locations. The policy is supportive of the principles and detail of the objective; providing more appropriate thresholds to support rural towns and rural development.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; the more appropriate thresholds of the policy will lead to greater impact in rural areas of the district.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; the more appropriate thresholds of the policy (compared to the default NPPF thresholds) will lead to greater impact in the rural area			

EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; the more appropriate thresholds of the policy (compared to the default NPPF thresholds) will lead to greater impact in the rural area			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; the more appropriate thresholds of the policy (compared to the default NPPF thresholds) will lead to greater impact in the rural area.			

Summary of assessment against economic objectives

The policy supports the principles and detailed aspects of the objectives; the more appropriate thresholds of the policy will lead to greater impact in the rural area - whereas the impact of the NPPF default thresholds leads to less impact and some uncertainty.

Overall Conclusions

The policy supports the principles and detailed aspects of the economic, social and to a lesser extent, environmental objectives. There will be synergistic benefits. The more appropriate thresholds of the policy will lead to greater impact in the rural area - whereas the impact of the NPPF default thresholds leads to later and less impact and some uncertainty.

Recommendations

No further policy changes proposed

Policy DM 2.5	Policy DM 2.5 Changes of use in the town centres and local centres
	All Town Centre Areas **(1) In the defined Town Centre Areas, development proposals for shopping, food and drink and leisure uses (Use Classes A1, A2, A3, A4, A5 and D2 as defined in the Town and Country Planning (Use Classes) Order 1987, as amended) will be encouraged, together with other defined Main Town Centre Uses (falling within Classes D1, B1 and appropriate Sui Generis class).** **Main Town Centres** **(2) Within the Primary Shopping Area of Diss and Harleston, development proposals (including changes of use) that would result in less than 60% of the number of ground floor units being available for Class A1 shop uses will not be permitted.** **(3) Elsewhere in the defined Town Centre Areas of Diss and Harleston, a change of use of a ground floor unit will not be permitted where:** **a) It creates a concentration of non-A1 uses that would harm the attractiveness of part of the Town Centre Area** **or** **b) The loss of a ground floor unit would result in less than 50% of the number of ground floor non-residential units available for Class A1 shop use.** **Key Service Centres and village and local centres** **(4) A change of use from Class A1 Shop will not be permitted if the future attractiveness and vitality of the centre is harmed to an unacceptable degree.** **(5) Changes of use will not be permitted that creates a concentration of a particular type of non-Class A1 shop uses that will unacceptably harm the future attractiveness and vitality of part of the Town Centre Area or a local centre**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria			
	ST	MT	LT

• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
	ST	MT	LT
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT
• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns	+	++	++

• Encouraging the use of non-car modes of transport			
The purpose of this policy is to manage change of use in town centres. The effective management of centres will lead to synergistic benefits that further reduction of the effects on traffic and pollution.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	+	+	+
The purpose of this policy is to manage change of use in town centres. The effective management of centres will lead to synergistic benefits that further reduction of the effects on traffic and pollution.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	0	0	+
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic			

benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST	MT	LT
	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria	ST	MT	LT

• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The purpose of this policy is to manage change of use in town centres. While the effective management of centres could lead to minor synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
Summary of assessment against environmental objectives **The policy will have a neutral or minor positive impact on the achievement on the environmental SA objectives with a greater impact on traffic and air pollution objectives and a greater likelihood of achieving earlier or greater cumulative and synergistic effects with other policies to benefit the environmental objectives than would be the case in the absence of a policy.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST -

Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	+	+
The purpose of this policy is to manage town centre uses. While there will be synergistic benefits in terms of this objective for those in relative deprivation in the longer term this is unlikely to impact on the achievement of this SA objective to a very significant degree.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The purpose of this policy is to manage town centre uses. While there will be synergistic benefits in terms of this objective it is unlikely to impact on the achievement of this SA objective to a significant degree.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	++	++	++

The purpose of this policy is to manage main town centre uses in the established centres. There will be synergistic benefits in terms of maintaining access to facilities for those in relative deprivation, with the policy having a greater and more certain impact than in the absence of a policy			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The purpose of this policy is to manage main town centre uses in the established centres. While there will be minor synergistic benefits in terms of helping to maintain local work opportunities this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The purpose of this policy is to manage the main town centre uses in the established centres and other appropriate locations – this will facilitate walking and cycling and healthy lifestyles. While there will be minor synergistic benefits this is unlikely to impact on the achievement of this SA objective to any significant degree.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria			
	ST	MT	LT

• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	+	+	++
The purpose of this policy is to manage the main town centre uses in the established centres. This will produce synergistic benefits in terms of helping to maintain community identity and foster mixed local community interaction. This is consistent with the SA objectives.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	++
The purpose of this policy is to manage the main town centre uses in the established centres. This will produce synergistic benefits in terms of helping to maintain community identity and foster mixed local community interaction. This is consistent with the SA objectives.			
Summary of assessment against social objectives **The policy will have positive impact or neutral impact on the achievement of the social SA objectives – with the exception of a minor negative impact on the potential supply of units for housing conversions.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	++	++	++

The purpose of this policy is to manage the main town centre uses in town centres and other appropriate locations. It will be supportive of the principles and detail of the objective; and provide clear and more effective guidance and greater impact in the rural towns.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The purpose of this Policy is to manage the main town centre uses in town centres and other appropriate locations. The policy is supportive of the principles and detail of the objective; and provides clear and effective guidance.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	++	++	++
The policy is supportive of the principles of the objective; with clear and effective guidance which should lead to greater impact in the rural area			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT

	++	++	++
The policy is supportive of the principles of the objective; with clear and effective guidance which should lead to greater impact in the rural area			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST ++	MT ++	LT ++
The policy is supportive of the principles of the objective; with clear and effective guidance which should lead to greater impact in the rural area - whereas the impact of the NPPF default is less certain.			
Summary of assessment against economic objectives **The policy supports the principles and detailed aspects of the objectives; the more appropriate thresholds of the policy will lead to greater impact in the rural area - whereas the impact of the NPPF default thresholds leads to less impact and some uncertainty.**			
Overall Conclusions **The policy supports the principles and detailed aspects of the economic, social and to a lesser extent, environmental objectives – with the exception of a potential negative impact on the supply of units for housing conversion. The Policy contributes significantly to wider synergistic benefits.** **The minor negative impact on housing objective (S1) should be balanced by an appropriate supply of Site Allocations and DM Policies to ensure a suitable and adequate mix of opportunities for additional and affordable housing can emerge.**			

Recommendations

No further policy changes are proposed

Policy DM 2.6	**Policy DM 2.6 Food, drink and takeaways**
	Food and drink uses within classes A3, A4 and A5 will be permitted both within defined Town Centre Areas, local centres and elsewhere within Settlements where development does not give rise to unacceptable environmental impacts including noise, odour and general disturbance which would adversely affect amenity of nearby occupiers and which could not be satisfactorily controlled by conditions. **Typical opening hours will be applied in a planning condition to set appropriate limits to the opening hours, subject to consideration of:** **a) The consistency with the pattern of trading hours for other A3, A4 and A5 uses already established within the vicinity;** **b) The character of the existing area including existing background noise levels in that area; and** **c) The particular nature of the proposal concerned.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0

The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV4 To reduce the effect of traffic on the environment			

Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	++	++	++
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective. The policy does address all forms of pollution and the ambiance of local areas.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?			
	ST	MT	LT
	0	0	0

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST 0	MT 0	LT 0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST 0	MT 0	LT 0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
Summary of assessment against environmental objectives **The additional Preferred Option Policy will have some significant positive impacts on several environmental objectives, otherwise both options are largely neutral in impact.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0-	MT 0	LT 0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion?	ST	MT	LT

• Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime	ST	MT	LT
	+	+	+

• Ability to create mixed and participative communities, e.g. through election turnout			
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the community for the longer term in better managing the main town centre uses in the established centres and elsewhere. This will produce synergistic benefits in terms of helping to maintain community identity and foster mixed local community interaction. This is consistent with the SA objectives.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	++	++	++
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses to improve the quality of where people live and their neighbourhoods. This will produce synergistic benefits in terms of helping to maintain community identity and foster mixed local community interaction. This is consistent with the SA objectives.			
Summary of assessment against social objectives **The policy will have positive impact on the quality of place and community but otherwise a neutral impact on the achievement of the social SA objectives.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+

The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits to the economy in the longer term this is unlikely to directly or very significantly impact on the achievement of this SA objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	+	+	+
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	+	+	+
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
EC4: To improve the social and environmental performance of the economy			

Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	++	++	++
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. This is a growth area in the economy and provision should help contribute to local and rural business opportunities. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly impact on the achievement of this SA objective.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	+	+	+
The purpose of this policy is focussed on managing Class A3, 4 & 5 uses. This is a growth area in the economy and provision should help contribute to local and rural business opportunities. While the effective management of centres could contribute to synergistic benefits in the longer term this is unlikely to directly and very significantly impact on the achievement of this SA objective.			
Summary of assessment against economic objectives **The policy support the principles and detailed aspects of the economic objectives; it's detail and provisions will lead to greater impact - whereas the impact of the NPPF default thresholds leads to less impact and some uncertainty.**			
Overall Conclusions **This is a very specific and focussed Policy so unsurprisingly the impacts are limited. The policy in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits.**			

Recommendations

No further policy changes are proposed

Policy DM 2.7	Agricultural and forestry development
	Agricultural and forestry development will be permitted where: **a) The proposed development is necessary for the purpose of agriculture and forestry within the farm unit** **or** **b) In the case of development for an agricultural or forestry contractor serving a wider area, demonstrate that the site is well related to the area to be served and that there are no other alternative sites with existing buildings available;** **and** **c) The proposed development is appropriate to the location in terms of use, design and scale, and is sensitively sited to protect the amenity of existing neighbouring uses in the locality; and** **d) It is designed to avoid serious adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape / area.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the	+/?	+/?	+/?

development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy addresses farmed land rather than natural habitats and is unlikely to have a serious on the achievement of this SA objective. However, there could be and synergistic impacts.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
Other policy requirements address flooding and climate change impacts of all development proposals; unnecessary to repeat these in this Policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy?			
	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy addresses farmed land rather than natural habitats and is unlikely to directly impact on the achievement of this SA objective. Policy 4.2 addressing use of renewable energy, referenced in the Notes.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	+	+
The criterion b) in the preferred option policy addresses agricultural contractors and the consideration of their travel patterns, this may have a small impact on the achievement of this SA objective in rural areas.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	++	++	++
The criterion b) in the preferred option policy addresses agricultural contractors and the consideration of their travel patterns, this may have a small impact on the achievement of this SA objective in rural areas.			

ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy criterion d) addresses the impact of agricultural development on the quality of distinctive landscape qualities.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	+	+	+
The policy helps support established agriculture where agricultural development is necessary.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD	ST	MT	LT
	0	0	0

Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
Other Policies directly address the use of water and protection Water – additional cross references to DM 4.3 in the Notes section.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The Policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives **The policy applies to agricultural development. Reference in the notes address ENV 1, 3 & 8**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	0-	0	0
The policy is not likely to have an impact on this SA Objective.			

S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective. Possible synergistic benefits of the policy in supporting development that may lead to improved rural working conditions.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0

The policy is not likely to have a direct impact on this SA Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime	ST	MT	LT
	0	0	0

• Ability to create mixed and participative communities, e.g. through election turnout			
The policy is not likely to have a direct impact on this SA Objective			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	++	++	++
The policy will have direct synergistic benefits impact on the achievement of this SA Objective; addressing agricultural rural traffic and the impact of agricultural business on neighbouring people.			
Summary of assessment against social objectives **The only significant impact is the policy in relation to SA Objective S8, otherwise neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	++	++	++
The policy directly supports farming and rural employment.			
EC2: To encourage and accommodate both indigenous and inward investment			

promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST ++	MT ++	LT ++
The policy supports indigenous agricultural investment and will help promote a positive image.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST ++	MT ++	LT ++
The policy directly addresses contractor traffic patterns.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST ++	MT ++	LT ++
The policy seeks to ensure agricultural development does minimise impact on the environment			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	++	++	++
The policy is focussed on rural economic performance and is supportive of agricultural businesses and diversification into contracting.			
Summary of assessment against economic objectives **The policy supports the principles and of the economic objectives; the detail and provisions of the policy will lead to greater and more direct impact.**			
Overall Conclusions **This is a very specific policy so the impacts are narrow. The policy in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits. The greater and detail included in the policy will lead to greater impact on SA objectives.**			
Recommendations **No changes**			

Policy DM 2.8	Equestrian and other small rural land based activities
	(1) The change of use of land or erection of buildings and equipment for equestrian uses or other small scale rural land based uses in the Countryside shall be permitted if: a) The scale, design, materials and siting of proposed buildings and equipment is designed to avoid serious adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape / area; and b) It is sensitively sited to protect the amenity of the locality; any muck pad / storage is sited not to adversely impact on the natural and local environment or the residential amenities of local residents and other occupiers. (2) Proposals to extend residential curtilage onto agricultural land will be positively considered, but with particular regard given to: c) Adverse impact on the character and visual appearance of the Countryside or availability of productive agricultural land; d) Adverse impact on public rights of way or the areas of urban / rural transition that provides the setting of Settlements in the Countryside; and e) The inclusion of appropriate boundary treatment that is in keeping with the rural character of the locality. (3) In all cases the Council will consider the possible cumulative impact of many separate individual changes in an area and may impose appropriate planning conditions.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT

ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	+/?	+/?	+/?
The additional details in the policy address small development, the cumulative and synergistic impacts of which may impact on the SA objective. Wording of 1(b) could be improved to refer to 'natural and local environment' in the Policy and further detail in the RJ text to address the interests of biodiversity, geodiversity, species and habitat.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0

Other policy requirements in the document and the NPPF address flooding and climate change impacts of all development proposals; unnecessary to repeat these in this policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST 0	MT 0	LT 0
The policy is not likely to have a direct impact on this SA Objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST +	MT +	LT +
Traffic impacts are adequately addressed in Policy 3.12 and cross referenced in the Notes.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution	ST +	MT +	LT +

• Trying to avoid the need for Air Quality Management Areas			
The additional details in the policy address small development, the cumulative and synergistic impacts of which may impact on the SA objective. The policy is not likely to have a direct impact on this SA Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	++	++	++
The additional details in the policy address small development, the cumulative and synergistic impacts of which may impact on the SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is not likely to have a direct impact on this SA Objective, other policies directly address the use of water and protection Water.			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST	MT	LT
	0	0	0
The policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives **The policy has a positive impact on the SA Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria	ST	MT	LT

• Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0-	0	0
The policy is not likely to have an impact on this SA Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	+	+	+
The policy is not likely to have a major impact on this SA Objective. However, synergistic benefits of the policy in supporting development that may lead to improved rural working conditions.			

S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0

The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	+	+	+
The policy will have benefits impact on maintaining and enhancing where people live, with a positive impact on this SA Objective and providing beneficial clarity and detail to the BAU Policies.			
Summary of assessment against social objectives **The only direct impact of the policy in relation to SA Objective S8, otherwise neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres?	ST	MT	LT
	++	++	++

Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
The policy directly supports the rural economy and diversification.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District			
	ST	MT	LT
Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	++	++	++
The policy supports indigenous investment and will help promote a positive image.			
EC3: To encourage efficient patterns of movement in support of economic growth			
	ST	MT	LT
Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	0	0	0
The policy is not likely to have a direct or significant impact on this SA Objective, the impacts are addressed in other Policies including 3.12.			

EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	++	++	++
The policy seeks to ensure development does minimise impact on the environment			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The policy will have synergistic benefits to the rural areas – clearer than the BAU Policies			
Summary of assessment against economic objectives **The policy supports the principles and of the economic objectives; the detail and provisions of the policy will lead to greater and more direct impact.**			
Overall Conclusions **This is a very specific policy so the impacts are narrow. In particular, it supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits.**			

Recommendations

No changes

Policy DM 2.9	*Rural tourist and other recreational destinations*
	(1) The Council will be supportive of proposals for new and expanded visitor recreational and leisure destination attractions in the Countryside where clearly justified on the basis of: • **the unique and special attributes of the location;** • **the necessity of the development proposed to the continued viability and enhancement of the attraction; and** • **explanation of why these attributes or needs cannot be met at existing facilities in a rural service centre and that it would adversely affect the viability and vitality of any rural service centre.** **(2) Development proposals will be permitted where:** **a) The expansion / extension to existing facilities is of a scale appropriate to the existing development and / or would not have a detrimental effect on the local and natural environment and the character of the landscape and Countryside; and** **b) Harm would not be caused by the nature, scale, extent, frequency of timing of the activities proposed, including:** **i. Any noise and other pollution likely to be generated by the proposed activities;** **ii. The siting and appearance of any new buildings, extensions to existing buildings or structures required for the activity and the appropriateness of building conversions;** **iii. The number of people / activity likely to be at the site at any one time and their degree of concentration or dispersal within the site; and** **iv. Impact on the natural environment and habitats (including high quality agricultural land, water courses and wildlife habitats).** **(3) All proposals will require safe and adequate access to serve the whole site, and the local road network and access routes should be sufficient to serve the attraction and surrounding area with a safe and free flow of traffic, as assessed under Policy DM 3.12**
Assessment of the effects of the policy options against sustainability objectives	**Assessment**

	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The additional details in the policy will help achieve the SA objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones	ST	MT	LT
	0	0	0

• Reducing the vulnerability of planning applications permitted in flood zones			
Other policy requirements in the Document and the NPPF address flooding and climate change impacts of all development proposals; unnecessary to repeat these in this policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST 0	MT 0	LT 0
The policy is not likely to have a direct impact on this SA Objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST ++	MT ++	LT ++
Traffic impacts are specifically cross–referenced in the policy at criterion (3).			

ENV5: To improve air quality and minimise noise, vibration and light pollution			
Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	++	++	++
The additional details in the policy address pollutions, there may be cumulative and synergistic impacts of which may impact on the SA objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The additional details in the policy address the cumulative and synergistic impacts of which may impact on the SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns	ST	MT	LT
	0	0	0

• % of new dwellings built on previously developed land			
The policy is not likely to have a direct impact on this SA Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective, other policies directly address the use of water and protection Water.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives **The policy has a positive impact on the SA Objective.**			

S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	0-	0	0
The policy is not likely to have an impact on this SA Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	+	+	+

The policy is not likely to have a major impact on this SA Objective. However, synergistic benefits of the policy in supporting development that may lead to improved rural employment opportunities.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities?	ST	MT	LT

• Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity			
Decision-making criteria	ST	MT	LT
• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S8: To improve the quality of where people live			
• Will it improve satisfaction of people with their neighbourhoods?	ST	MT	LT
Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	+	+	+
The policy will have benefits impact on maintaining and enhancing where people live, with a positive impact on this SA Objective and providing beneficial clarity and detail.			
Summary of assessment against social objectives **The only direct impact of the policy in relation to SA Objective S8, otherwise neutral.**			
EC1: To encourage sustained economic growth			
Decision-making criteria	ST	MT	LT
• Will it strengthen the local economy and support emerging employment uses in the			

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	++	++	++
The policy directly supports the rural economy and diversification though tourism and leisure businesses.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District			
Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST ++	MT ++	LT ++
The policy supports investment and will help promote a positive image.			
EC3: To encourage efficient patterns of movement in support of economic growth			
Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST 0	MT 0	LT 0

The policy is not likely to have a direct or significant impact on this SA Objective, movement is addressed in criterion (3) of the policy.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	++	++	++
The policy seeks to ensure development does minimise impact on the environment in detailed respects.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	++	++	++
The policy will have synergistic benefits to the rural areas.			
Summary of assessment against economic objectives **The policy supports the principles and of the economic objectives; the detail and provisions of the policy will lead to greater and more direct impact.**			
Overall Conclusions **The policy in particular supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits.**			

Recommendations

No changes

Policy DM 2.10	***Conversion and re-use of buildings in the Countryside for non-agricultural use***
	The change of use and conversion of buildings in the Countryside for Employment Uses (including holiday accommodation) will be supported where the following requirements are met: **a) The proposed development should not result in the loss of a farm building suitable for continued agricultural use and which, if its alternative use is permitted, would be likely to result in the construction of a replacement agricultural building;** **b) The building(s) to be re-used should be standing and of adequate external dimensions to accommodate the proposed use, without the need for the erection of major extensions and additional outbuildings and / or significant changes in materials and appearance that would have a serious adverse impact on the rural characteristics of the original building;** **c) The development (including associated use of external space and change of use of land) is sympathetic to the setting; and** **d) Any proposed commercial use (including leisure or retail sales content) should not have an adverse impact or give rise to the dispersal of activity on such a scale as to prejudice the vitality and viability of local rural towns and villages.** **The conversion of buildings in the Countryside for residential use (Class C3) will only be supported where all the above criteria are satisfied and there is compelling evidence submitted that the building(s):** **e) Cannot be practically or viably converted for Employment Uses; and** **f) It is a historic and traditionally constructed building worthy of protection and the proposals will enhance the building and / or the setting of other nearby buildings in the Countryside.**
Assessment of the effects of the policy options against sustainability objectives	**Assessment**

	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
The policy has a narrow focus with additional detail focusing on the building and curtilage. Other aspects are covered by other Policies.			

ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones	ST	MT	LT
	0	0	0

• Reducing the vulnerability of planning applications permitted in flood zones			
The NPPF addresses flooding in detail.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
	ST	MT	LT
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT
• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	0	0
The policy has a narrow focus with additional detail focusing on the building and curtilage. Other aspects are covered by other policies.			

ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	0	0	0
The policy has a narrow focus with additional detail focusing on the building and curtilage. Other aspects are covered by other policies. Additions to the policy and RJ cement these benefits.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy has a narrow focus with additional detail focusing on the building and curtilage. Other aspects are covered by other policies. Additions to the Policy and RJ cement these benefits.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria	ST	MT	LT

• Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is not likely to have a direct impact on this SA Objective, other policies directly address the use of water and protection Water.			
ENV9: To minimise the production of waste and increase recycling			
	ST	MT	LT
Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives			

The policy has a narrow focus but it does have a positive impact on the SA Objectives.			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST	MT	LT
	0-	0	0
The policy may more strictly limit the scope for conversion of buildings to residential use; this could limit the range of stock but unlikely to impact on the availability of affordable housing (note affordable housing exception in the RJ). Policy is not likely to have a significant direct impact on this SA Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria	ST	MT	LT

• Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	+	+	+
The policy is not likely to have a major impact on this SA Objective. However, synergistic benefits of the policy in supporting development that may lead to improved rural employment opportunities.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
Decision-making criteria	ST	MT	LT
• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	+	+	+
The policy is not likely to have a direct impact on this SA Objective. However, synergistic benefits of both Options in supporting employment uses may lead to improved accessibility to rural employment opportunities.			
S5: To improve the education and skills of the population overall			
Decision-making criteria	ST	MT	LT
• Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	0	0	0
The policy is not likely to have a direct impact on this SA Objective			

S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
Summary of assessment against social objectives **The impacts of this focussed policy on the SA social objectives are generally neutral.**			

EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	++	++	++
The policy directly supports the rural economy, with specific guidance.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The policy supports investment and will help promote a positive image.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas?	ST	MT	LT
	0	0	0

Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
The policy is not likely to have a direct or significant impact on this SA Objective, other policies will be applied to address movement.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	++	++	++
The policy seeks to ensure development does minimise impact on the environment in detailed respects.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The policy will have synergistic benefits to the rural areas .			
Summary of assessment against economic objectives **The policy supports the principles and of the economic objectives; the detail and provisions of the policy will lead to greater and more direct impact.**			

Overall Conclusions **The policy supports the principles and detailed aspects of some of both the economic and environmental SA objectives – with wider synergistic benefits.**
Recommendations **No changes**

Policy DM 2.11	**Agricultural and other occupational dwellings in the Countryside**
	(1) Proposals for development in the Countryside to meet the housing needs of full-time workers in agriculture, forestry and other essential workers connected with that land will be permitted only where they comply with the following criteria. **<u>In the case of established enterprises</u>:** **a) There is a demonstrated functional need for one or more full-time workers to be readily available at all times for the enterprise;** **b) The functional need could not be met by another existing dwelling in the area that is available and suitable;** **c) The enterprise has been established for at least 3 years and is likely to remain financially viable for the foreseeable future;** **d) The proposal does not represent a replacement of another dwelling on the site (or the former holding of which the site formed a part) that has been sold on the open market in the last five years; and** **e) The proposed dwelling is no larger than that required to meet the functional needs of the enterprise and is affordable from a viable income derived from the enterprise in the long term.** **<u>In the case of new enterprises</u>:** **f) If there has been insufficient time 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.** **(2) Occupational dwelling planning conditions:**

	g) Planning conditions will be applied in all cases restricting use of the occupational dwelling to the purpose for which it was approved. **h) A proposal to remove an 'occupancy condition' will only be approved where it is demonstrated that the occupational dwelling is no longer required and cannot be re-let or sold following the marketing required under Policy DM 3.17 and within the terms of the condition.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
The policy would have a narrow focus and not address this objective, other Policies address this SA Objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria	ST	MT	LT

• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy would have a narrow focus and not address this Objective, other policies address this SA Objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
	ST	MT	LT
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy would have a narrow focus and not address this Objective, other policies address this SA Objective.			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT
• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	0	0

The policy would have a narrow focus and not address this Objective, other Policies address this SA Objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0
The policy would have a narrow focus and not address this aspect, other policies address this SA Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	0	0	0
The policy would have a narrow focus and not address this aspect, other policies address this SA Objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria			
	ST	MT	LT

• Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy would have a narrow focus and not address this aspect, other policies address this SA Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is not likely to have a direct impact on this SA Objective, other policies directly address the use of water.			
ENV9: To minimise the production of waste and increase recycling			
	ST	MT	LT
Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives			

The Policy has a narrow focus but the absence of a policy could undermine the achievement of environmental SA Objectives			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST	MT	LT
	0	0	0
The policy may more strictly limit the scope for additional housing; this could limit the range of stock but is unlikely to impact on the availability of affordable housing.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance?	ST	MT	LT
	++	++	++

Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
Consistent with creating rural employment and a necessary rural housing-jobs balance			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	+	+	+
The policy is not likely to have a direct impact on this SA Objective. However, synergistic benefits of both Options in supporting employment uses may lead to improved accessibility to rural employment opportunities.			
S5: To improve the education and skills of the population overall			
	ST	MT	LT
Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S6: To improve the health of the population overall			

Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity			
Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective. Appeal decisions have consistently found that it is not necessary for a full-time worker to be housed within 'sight and sound' of an enterprise to respond and deal with emergences.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
Summary of assessment against social objectives **The impact of the policy on the SA social objectives is neutral.**			

EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	++	++	++
The policy directly supports the rural economy with specific guidance.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The policy directly supports the rural economy with specific guidance.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas?	ST	MT	LT
	0	0	0

Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
The policy will have limited impact on this SA Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	+	+	+
The policy provides for residential exceptions to allow people to work the land and improve environmental performance.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The policy is more likely to bring economic benefits to the rural areas through the exceptions permitted.			
Summary of assessment against economic objectives **The policy supports rural economic objectives in particular.**			
Overall Conclusions **The policy offers benefits to the SA social and economic objectives.**			

Recommendations

No changes

Policy DM 2.12	Policy DM 2.12 Tourist accommodation
	(1) Proposals for new built permanent or semi-permanent tourist and holiday accommodation will be encouraged to locate within Settlements or on sites well related to Settlements, and at a scale appropriate to the Settlement. (2) In the Countryside, proposals for new tourist accommodation will be permitted in accordance with policies for the enhancement of rural tourist and recreation destinations (Policy 2.9) or the conversion of rural buildings (Policy 2.10). (3) Proposals for change of use of land for touring caravans, camping, 'glamping' and other temporary structures providing tourist accommodation will be supported where the accommodation site is: a) Of an appropriate scale to the level of availability of local services in a rural settlement or at an existing rural tourist destination Or b) Well related to and supports the diversification of a farm or land based enterprise; (4) In all cases, proposals for the change of use of land particular consideration will be given to: c) The proposed ongoing management of the site to protect the amenity of the locality and protect nature conservation, landscape and archaeological value; and d) Ensuring that good quality agricultural land is not taken out of production.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT

ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy and specific guidance offered will help achieve the SA objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST 0	MT 0	LT 0
Other policy requirements address flooding and climate change impacts of all development proposals; unnecessary to repeat these in this policy.			

ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy would have a narrow focus and not address this Objective, other policies address this SA Objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0

The policy would have a narrow focus and not address this aspect, other policies address this SA Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The additional details in the policy address the cumulative and synergistic impacts of which may impact on the SA objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	++	++	++
The policy addresses this SA Objective in relation to productive agricultural land.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria	ST	MT	LT

• Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is not likely to have a direct impact on this SA Objective, other policies directly address the use of water and protection Water.			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT
• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy is not likely to have an impact on this SA Objective.			
Summary of assessment against environmental objectives **The policy has more positive impact on the SA Objective, albeit a arrow focus.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria	ST	MT	LT
• Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns	0	0	0

• Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
The policy is not likely to have an impact on this SA Objective			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	+	+	+
The policy is not likely to have a major impact on this SA Objective. However, synergistic benefits of the policy in supporting development that may lead to improved rural employment opportunities.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria			
	ST	MT	LT

• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	+	+	+
The policy is not likely to have a direct impact on this SA Objective. However, there are synergistic benefits in supporting services and rural employment opportunities.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is not likely to have a direct impact on this SA Objective			
S7: To encourage local community identity and foster mixed communities with			

co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST 0	MT 0	LT 0
The policy is not likely to have a direct impact on this SA Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST 0	MT 0	LT 0
The policy is not likely to have a direct impact on this SA Objective			
Summary of assessment against social objectives **The impacts on the SA social objectives are largely neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST ++	MT ++	LT ++

The policy directly supports the rural economy.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The policy directly supports the rural economy.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	0	0	0
The policy will have limited impact on this SA Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT

	+	+	+
The policy seeks to ensure development does minimise impact on the environment in detailed respects.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST ++	MT ++	LT ++
The policy is likely to bring economic benefits to the rural areas.			
Summary of assessment against economic objectives **The policy supports rural economic objectives in particular**			
Overall Conclusions **The policy offers benefits to the SA social and economic objectives while maintaining the safeguards relevant to environmental SA Objectives.**			
Recommendations **No changes**			

Policy DM 3.1	Policy DM 3.1 Housing Quality
	Proposals for new housing should be designed with regard to the: • **Council's internal residential space guidelines (Table 3.1) and demonstrate through detailed design drawings and schedules that the internal spaces are suitable, adaptable and will be able to accommodate a range of residents over time, unless there are exceptional conservation or other benefits to housing quality that are clearly demonstrated; and** • **South Norfolk Place Making Guide SPD and other supplementary guidance with regard to the provision of external space and the arrangement of dwellings.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality	0	0	0

• Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST 0	MT 0	LT 0

The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents., and energy matters are in other policies			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy is unlikely to have any direct impact on this Objective, the policy refers to the PMG which addresses distinctive place			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality			
	ST	MT	LT
	0	0	0

advice • Water consumption per head			
The policy is unlikely to have any direct impact on this Objective			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST +	MT +	LT +
The policy is unlikely to have any direct impact on this Objective, the policy refers to the PMG which makes reference to recycling facilities.			
Summary of assessment against environmental objectives **The policy will have only a minor positive or neutral impacts on the achievement on the environmental SA objectives**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST ++	MT ++	LT ++

The policy directly addresses housing quality.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST ++	MT ++	LT ++
The policy in particular brings synergistic benefits though addressing housing standards			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST ++	MT ++	LT ++
The policy is unlikely to have any direct impact on this Objective. However, the policy addresses space at home for a full range of activities reflected in the HQIs and Lifetime Homes Standards. A recognised benefit of improved space at home is essential to facilitate home study and working from home and this will have significant synergistic benefits for the SA Objective			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria	ST	MT	LT

• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The policy is unlikely to have any direct impact on this Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	++	++	++
The policy is unlikely to have any direct impact on this Objective. However, the policy addresses space at home for a full range of activities reflected in the HQIs and Lifetime Homes Standards. A recognised benefit of improved space at home is essential to facilitate home study and working from home and this will have significant synergistic benefits for the SA Objective			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	++	++
Housing standards have synergistic and cumulative benefits in the longer term, greater impact through the policy			

S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	+	+	++
Housing standards have synergistic and cumulative benefits in the longer term, the impact is greater with the policy.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	+	+	++
Housing standards have synergistic and cumulative benefits in the longer term, the impact is greater with the policy.			
Summary of assessment against social objectives **The policy brings significant social benefits. Synergistic and cumulative benefits increase over time.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns	ST	MT	LT
	0	0	0

• Reducing business premises vacancy rates • More VAT registered businesses in the District			
The policy is unlikely to have any direct impact on this Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective			

EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	++	++	++
The policy is unlikely to have any direct impact on this Objective. However, the policy addresses space at home for a full range of activities reflected in the HQIs and Lifetime Homes Standards. A recognised benefit of improved space at home is essential to facilitate home study and working from home and this will have significant synergistic benefits for the SA Objective			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	+	+	+
The policy is unlikely to have any direct impact on this specifically rural Objective, although there may be synergistic benefits			
Summary of assessment against economic objectives **The policy will bring only neutral or minor positive and synergistic benefits**			
Overall Conclusions **The policy including indicative internal space standards (Table 3.1) has a strong positive impact on SA Social Objectives, with synergistic and cumulative benefits increasing over time. Both Options have minor or neutral impacts on the achievement of environmental and economic SA objectives.**			

Recommendations

No Changes

Policy DM 3.2	Policy DM 3.2 Meeting housing requirements and needs
	All housing proposals must include a range of dwelling type and bed spaces to meet the requirements of different households, as identified in evidence in the housing market. **On all qualifying sites (see Joint Core Strategy Policy 4) the affordable homes to be provided will be specified in terms of the number of dwellings and the bed spaces, type, tenure and design standards, all to be agreed with the Council.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			

ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents, and energy matters are in other policies.			

ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective, suitable sites are identified in other policy documents.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land?			
	ST	MT	LT
	0	0	0

• Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
The policy is unlikely to have any direct impact on this Objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy is unlikely to have any direct impact on this Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is unlikely to have any direct impact on this Objective.			

ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective.			
Summary of assessment against environmental objectives **The policy will have only a neutral impact on the achievement on the environmental SA objectives**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST	MT	LT
	++	++	++
The policy will more directly address the specific types of housing need in the district.			
S2: To reduce poverty, inequality and social exclusion			

Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST ++	MT ++	LT ++
The policy will bring brings synergistic benefits though addressing need and directly addresses the local nominations processes.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST +	MT +	LT +
The policy will bring brings synergistic benefits though addressing need			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST 0	MT 0	LT 0
The policy is unlikely to have any direct impact on this Objective.			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective but will bring synergistic benefits though addressing need			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	+	+	+
The policy is unlikely to have any direct impact on this Objective but is consistent with the objective and will bring synergistic benefits though addressing need			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election	ST	MT	LT
	++	++	++

turnout			
A suitable mix and distribution of housing will directly support mixed and balanced communities, the policy directly addresses the achievement of this			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	++	++
A suitable mix and distribution of housing will directly support mixed and balanced communities, the policy directly addresses the achievement of this			
Summary of assessment against social objectives **The policy brings significant social benefits.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective although it will lead to synergistic benefits			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria			
	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	0	0	0
The policy is unlikely to have any direct impact on this Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
The policy is unlikely to have any direct impact on this Objective although there are synergistic benefits in the mix and distribution of housing built			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy is unlikely to have any direct impact on this Objective.			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	++	++	++
The policy will contribute to synergistic benefits.			
Summary of assessment against economic objectives **The policy brings neutral or minor positive synergistic benefits, with some major benefits.**			
Overall Conclusions **The policy has a neutral environmental impact and brings a mixture of positive and neutral impacts on the achievement on the social and economic SA objectives.**			
Recommendations **No Changes**			

Policy DM 3.3	Policy DM 3.3 Meeting rural housing needs
	Proposals for affordable housing for local needs in the Countryside will be permitted where: **a) the proposal can be delivered to help to meet proven local need;** **b) the affordable housing is to be available firstly for people with a local connection;** **c) the proposal would be well related to existing development; and** **d) the housing will be affordable in perpetuity.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	+/?	+/?	+/?
The policy provides for possible exceptions to the normal planning policies and is clear that new sites should be “well related” to the Settlement and sets			

a clear expectation of qualifying proposals.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	?	?	?
All proposals should would need to satisfy fundamental safety and amenity considerations as an absolute requirement. Addition to Notes to make cross reference with DM 3.14 and 3.15 as well as the NPPF fully clear			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0

The policy is unlikely to have a direct impact on this Objective, and energy matters are covered in other policies			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	+	+
The policy is unlikely to have a direct impact on this Objective, suitable sites should be nearer to the more sustainable sized settlements.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	+/0	+/0	+/0
The policy requires exception sites to be "well related" to Settlements in all respects, including integration into the landscape and therefore is unlikely to have any direct impact on this Objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns			
	ST	MT	LT
	0	0	0

• Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
The policy is unlikely to have a direct impact on this Objective			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy is unlikely to have a direct impact on this Objective			
Summary of assessment against environmental objectives **The policy has uncertain impacts on the achievement on the environmental SA objectives because the policy is providing for exceptions to normal policies where overriding need is shown. All proposals should satisfy fundamental safety and amenity protection considerations as an absolute requirement, and avoid serious adverse impact on local and natural environment. Addition to Notes to make cross reference with DM 3.14, 3.15 and flooding policies in the NPPF, and 4.5 and 4.6**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups?	ST ++	MT ++	LT ++

Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
The policy addresses this objective in the rural context.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST +	MT +	LT +
The policy addresses this objective in the rural context.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0
The policy will bring synergistic benefits though addressing need			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
Decision-making criteria	ST	MT	LT

• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective but will bring synergistic benefits though addressing need			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective but is consistent with the objective and will bring synergistic benefits though addressing need			
S7: To encourage local community identity and foster mixed communities with			

co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	++/?	++/?	++/?
Although the planning process can be controversial, the dwellings permitted can help foster mixed and balanced communities. The policy offers a clearer framework and less uncertainty			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
A suitable mix and distribution of housing will directly support mixed and balanced communities			
Summary of assessment against social objectives **The policy brings some significant social benefits and offers greater certainty and clarity.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns			
	ST	MT	LT
	0	0	0

• Reducing business premises vacancy rates • More VAT registered businesses in the District			
The policy is unlikely to have a direct impact on this Objective although it will lead to synergistic benefits			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
The policy is unlikely to have a direct impact on this Objective although there are synergistic benefits			

EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	++	++	++
The policy will contribute to synergistic benefits.			
Summary of assessment against economic objectives **The policy brings positive benefits to rural areas**			
Overall Conclusions **The policy offers economic and social benefits to rural communities, albeit the planning decisions can be controversial. However, exceptions sites bring some risk of undermining protections of the local and natural environmental and must not prejudice normal safety and amenity considerations. The recommended amendments mitigate this addressing how 'exception sites' should be assessed. Recommended addition to cross reference to fundamental amenity and safety requirements.**			
Recommendations **Add to Notes:**			

- **“Exceptions sites will be every case be required to fully satisfy the fundamental safety and amenity requirements of Policies DM 3.14 and 3.15 and section 10 of the NPPF, and to avoid serious harm to the local and natural environment and Landscape (DM 4.5 and 4.6)”**

Policy DM 3.4	Sites for Gypsies and Travellers
	(1) Proposals for all new sites for Gypsies and Travellers, whether located in Settlements or in the Countryside, will be assessed with regard to the following key considerations a) to h): <u>Key considerations</u> a) The scale of the site should not dominate the nearest settled community; b) The development should be well planned to provide open space and facilities for the needs of occupiers and to meet national design guidance and site management experience. The site should include the provision of satisfactory foul and surface drainage, water supply and utilities, and avoid boundary structures that give a deliberately isolating appearance to the site; c) Sites for mixed residential and business uses must be suitably designed with regard to the safety and amenity of the occupants, the neighbouring community and protection of the local environment. d) The development should not have a serious adverse impact on heritage assets and their setting or the character and appearance of the landscape and should be sited and designed to integrate into the local landscape, with good screening by vegetation and / or landform; e) The site should not be allocated in the Local Plan for a non-residential purpose, and there is a preference for sites located on previously developed land or previously occupied agricultural yards and hard-standings; f) The site should not be so isolated from Settlements that the occupiers cannot gain convenient access to schools and facilities to meet their daily needs; g) There should be adequate capacity available in local infrastructure and services; and h) The proposed site should have suitable route(s) of access for the occupiers. <u>Requirements</u> In addition to the above key considerations, proposals will not be approved in circumstances where the proposed development is: i) Located in an area of functional flood plain or high risk of flooding (Zone 2, 3a or 3b and Policy DM 4.3) or j) On or nearby a site designated as an International, National or County-wide environmental asset, where those areas will be unacceptably harmed (see Policy DM 4.6 and DM 4.7) or k) On a site unsafe for continuous occupation because of:

	• site contamination or • localised pollution levels or • unsafe site access or • other reasons of health and safety (see Policy DM 3.15); or l) Individually or cumulatively with other nearby approved or allocated Gypsy and Traveller site(s) is disproportionate with the size and density of the surrounding population or m) Will have serious adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the Policy DM 1.1 and the Local Plan as a whole. (2) Proposals for temporary planning permission for Gypsy and Traveller sites will be assessed with additional flexibility to one or more of the key considerations a) to h) in the circumstances of: n) A lack of availability of a five-year supply of deliverable sites for Gypsies and Travellers in the district; and o) A lack of an alternative site. (3) A proposal for a rural affordable local needs for Gypsy and Traveller sites will be required by planning obligation to ensure in perpetuity that: • The pitches are available on an affordable basis; and • The allocations are managed to ensure they are firstly available to people with a local connection. (4) A proposal for a Transit site designed and sited to be suitable for temporary periods of transit occupation will be considered against the key considerations a) to l) with additional recognition of: • The different needs of transitory occupiers to access local facilities and the short-term tolerance to localised environmental conditions; • The need to locate the site conveniently to access the main travelling routes; and • A planning obligation will be required to ensure site management to ensure the availability of pitches on a transitory basis including a maximum period of stay. (5) Planning permissions may be subject to planning conditions and/or planning obligations to restrict occupation to Gypsies and Travellers or to otherwise overcome planning objections.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy includes suitable protections to support this Objective			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
	ST	MT	LT

Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	++	++	++
The policy includes suitable protections to support this Objective			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
	ST	MT	LT
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy is unlikely to have a direct impact on this Objective; energy matters are in other Policies			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT

• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution			
Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST 0	MT 0	LT 0
The policy is unlikely to have a direct impact on this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets	ST ++	MT ++	LT ++

considered 'at risk' • Conservation Area Appraisals and management plans			
The policy offers suitable protections.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy is unlikely to have a direct impact on this Objective.			
Summary of assessment against environmental objectives **The policy includes environmental protections to ensure the SA Objective is supported.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST ++	MT ++	LT ++
The policy address this Objective taking account of special needs and includes references to guidance on the design on new sites			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District?	ST	MT	LT

• Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	++	++	++
The policy addresses this Objective			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	+	+	+
The policy will bring synergistic benefits though addressing need			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	++	++	++
The policy aims to strike the difficult balance the consideration of access to services with the other drivers on site identification; the detail and the staged approach distinguishing between ‘requirements’ and ‘considerations’ in the policy aids more sophisticated and sensitive assessment and decision making			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	+	+	+
This is a key driver in decisions in the policy.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	+	+	+
This is a key consideration in decisions in the policy.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	++/?	++/?	++/?

Although the planning process can be controversial, the policy offers a clearer and more transparent framework for decisions and less uncertainty			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++/?	MT ++/?	LT ++/?
Although the planning process can be controversial, the policy offers a clearer and transparent framework for decisions and less uncertainty			
Summary of assessment against social objectives **The policy scores highly for social benefits and offers greater certainty and clarity.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST 0	MT 0	LT 0
The policy is unlikely to have a direct impact on this Objective although it will lead to synergistic benefits			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	0	0	0
The policy is unlikely to have a direct impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
The policy is unlikely to have a direct impact on this Objective, but addresses the particular considerations on travellers communities and employment practices.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy responds flexibly to special circumstances but is unlikely to make a significant direct impact on this Objective.			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	++	++	++
The policy will contribute to synergistic benefits			
Summary of assessment against economic objectives **The policy brings positive benefits to rural areas**			
Overall Conclusions **The policy offers important social benefits and some economic benefits to rural communities, while safeguarding environmental objectives. It is a requirement of national Policy for the LPA to have a criteria based policy on this matter and the policy provides useful detail.**			
Recommendations **No Change**			

Policy DM 3.5	Residential extensions, conversions within settlements
	Within Settlements proposals for residential extensions and conversions to create new dwellings will be permitted provided they: **a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and** **b) Does not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.** **Specifically, proposals must provide and maintain:** **c) Suitable amenity and utility space;** **d) Adequate access and parking; and** **e) Adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.** **All development proposals are advised to have regard to the Supplementary Guidance prepared by the Council.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site?	0	0	0

• Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy is unlikely to have a significant impact on this Objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective			
ENV3: To maximise the use of renewable energy solutions and reduce			

contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST +	MT +	LT +
The policy is unlikely to have a significant impact on this Objective, the SPD guidance will address these issue			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	 ST +	 MT +	 LT +
The policy is unlikely to have a significant impact on this Objective			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns	 ST 0	 MT 0	 LT 0

• Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
The policy is unlikely to have a significant impact on this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy offers suitable protections of character and streetscape.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	++	++	++
The policy provides greater guidance on the development in garden land			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST +	MT +	LT +
Consistent but the policy is unlikely to have a significant impact on this Objective – SuDS addressed in other policies.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST +	MT +	LT +
Consistent but the policy is unlikely to have a significant impact on this Objective – recycling addressed specifically in other policies.			
Summary of assessment against environmental objectives **The policy supports the environmental SA Objectives, which will be furthered in the SPD.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	+	+	+
The policy responds to need by facilitating the adaption of homes to meet a range of the resident needs			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST +	MT +	LT +
The policy responds to need by facilitating the adaption of homes to meet a range of needs.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0

The policy is unlikely to have a significant impact on this Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	+	+	+
The policy responds to need by facilitating the adaption of homes to meet a range of needs at the location people wish to stay			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance	ST	MT	LT
	0	0	0

• Improving the vocational training amongst the working population			
The policy is unlikely to have a significant impact on this Objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity			
Decision-making criteria	ST	MT	LT
• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	0	0	+
Synergistic benefits – however, encouraging and facilitating the adaption of homes helps foster mixed and balanced communities			
S8: To improve the quality of where people live			
• Will it improve satisfaction of people with their neighbourhoods?	ST	MT	LT
Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	++/?	++/?	++/?
Although the planning process can be controversial, the policy offers a clearer and transparent framework for decisions and less uncertainty			
Summary of assessment against social objectives **The policy offers some social benefits, with greater certainty and clarity.**			
EC1: To encourage sustained economic growth			
Decision-making criteria	ST	MT	LT
• Will it strengthen the local economy and support emerging employment uses in the			

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	0	0	0
The policy is unlikely to have a significant impact on this Objective, although it will lead to synergistic benefits.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+

The policy is unlikely to have a significant impact on this Objective, although it allows people to adapt their homes so that they continue to meet their needs in the locations they need to be			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
Summary of assessment against economic objectives **The policy is largely neutral**			

Overall Conclusions **The policy offers some social benefits and environmental benefits to local communities, and greater clarity and certainty to applicant and their neighbours**
Recommendations **No Change**

Policy DM 3.6	**Replacement dwellings and additional dwellings on sub-divided plots within Settlements.**
	Within Settlements the replacement of existing dwellings and sub-division of existing residential plots and gardens to create new dwellings will be permitted provided that it: **a) Incorporates a good quality design which maintains or enhances the character and appearance of existing buildings, street scene and surroundings; and** **b) Does not have an unacceptable impact on the amenities of neighbouring occupiers.** **Specifically, proposals must provide and maintain:** **c) Adequate private amenity and utility space;** **d) Adequate access and parking; and** **e) Adequate levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other pollutants.** **All development proposals are advised to have regard to the Supplementary Guidance prepared by the Council.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature	0	0	0

conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy is unlikely to have a significant impact on this Objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV3: To maximise the use of renewable energy solutions and reduce			

contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST +	MT +	LT +
The policy is unlikely to have a significant impact on this Objective, the SPD guidance will address these issue			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	 ST ++	 MT ++	 LT ++
The policy facilitates increased development in sustainable locations.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns	 ST 0	 MT 0	 LT 0

• Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
The policy is unlikely to have a significant impact on this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy offers suitable protections of character and streetscape.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	++	++	++
The policy provides greater guidance on the development in garden land.			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST +	MT +	LT +
Consistent but the policy is unlikely to have a significant impact on this Objective – SuDS addressed in other policies.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST +	MT +	LT +
Consistent but the policy is unlikely to have a significant impact on this Objective – recycling addressed specifically in other policies.			
Summary of assessment against environmental objectives **The policy supports the environmental SA Objectives, which will be furthered in the SPD.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	+	+	+
The policy responds to need by facilitating the adaption of homes to meet a range of the resident needs.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST +	MT +	LT +
The policy responds to need by facilitating homes within established Settlements, to meet a range of needs.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0

The policy is unlikely to have a significant impact on this Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	++	++	++
The policy responds to need by facilitating new and more homes to meet a range of needs at the location people wish to stay.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance	ST	MT	LT
	+	+	+

• Improving the vocational training amongst the working population			
The policy is unlikely to have a significant impact on this Objective although synergistic benefits from facilitating development in existing Settlements.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST 0	MT 0	LT +
Synergistic benefits – however, encouraging facilitating the adaption of homes helps foster mixed and balanced communities			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++/?	MT ++/?	LT ++/?
Although the planning process can be controversial, the policy offers a clearer and transparent framework for decisions and less uncertainty			
Summary of assessment against social objectives **The policy offers some social benefits and greater certainty and clarity.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the	ST	MT	LT

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	+	+	+
The policy is unlikely to have a significant impact on this Objective although it will lead to synergistic benefits in established Settlements			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+

The policy is unlikely to have a significant impact on this Objective; the policy allows people to adapt their homes so that they continue to meet their needs in the locations they need to be			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy will not have any direct impact on this Objective for rural areas			
Summary of assessment against economic objectives **The policy is largely neutral**			

Overall Conclusions **The policy offers some social benefits and environmental benefits, with greater clarity and certainty to applicant and their neighbours**
Recommendations **No Change**

Policy DM 3.7	House extensions and replacement dwellings in the Countryside
	Proposals to extend or replace existing dwellings in the Countryside or the erection of outbuildings or boundary treatments for such dwellings, will be permitted provided that the proposals comply with the criteria of Policy DM 3.5 and 2.8 and in addition: **a) The design and scale of the resultant development must be compatible to the area's character and landscape setting; and** **b) The original dwelling must have a lawful permanent residential use and be capable of residential occupation without major or complete reconstruction.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0

The policy is unlikely to have a significant impact on this Objective – other policies address these matters.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective, the SPD guidance will address these issue			

ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0/-	0/-	0/-
The policy is unlikely to have a significant impact on this Objective, however, larger replacement dwellings in the countryside could add to rural traffic and increase impact on the environment			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes?			
	ST	MT	LT
	++	++	++

• Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
The policy offers clear suitable protections of countryside character.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective – SuDS addressed in other policies.			

ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective – recycling addressed specifically in other policies.			
Summary of assessment against environmental objectives **The policy supports the environmental SA Objectives, which will be furthered in the SPD. The policy has a significant positive impact in relation to ENV 6 – landscape considerations but there are risks in terms of increased rural traffic associated with larger replacement dwellings in the Countryside**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	+	+	+
The policy responds to need by facilitating the provision of a wide range of the resident needs.			
S2: To reduce poverty, inequality and social exclusion			

Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0

The policy is unlikely to have a significant impact on this Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
Summary of assessment against social objectives **The policy offers neutral social benefits.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+
The policy is unlikely to have a significant impact on this Objective although some of the new replacement homes could lead to synergistic benefits to the rural economy			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria			
	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	+	+	+
The policy is unlikely to have a significant impact on this Objective although some of the new replacement homes could lead to synergistic benefits to the rural economy			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
The policy is unlikely to have a significant impact on this Objective, although the policy allows people to adapt or rebuild their homes so that they continue to meet their needs in the locations they need to be.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0

<table>
<tr><td colspan="4">The policy is unlikely to have a significant impact on this Objective.</td></tr>
<tr><td rowspan="2">EC5: To improve economic performance in rural areas

Decision-making criteria
• Will it encourage rural diversification?
• Will it offer sources of employment in rural areas?
• Will it improve electronic communication potential?

Indicator-based concerns
• Planning permissions granted for business use outside towns</td><td>ST</td><td>MT</td><td>LT</td></tr>
<tr><td>+</td><td>+</td><td>+</td></tr>
<tr><td colspan="4">The policy is unlikely to have a significant impact on this Objective although some of the new replacement homes could lead to synergistic benefits to the rural economy</td></tr>
<tr><td colspan="4">Summary of assessment against economic objectives

The policy is largely neutral, with some positive impacts.</td></tr>
<tr><td colspan="4">Overall Conclusions

The policy offers fairly neutral impact, most significantly the policy offers some beneficial guidance to manage design assessment but potential risks of increased rural traffic. The facilitating of replacement rural buildings may offer some potential economic benefit</td></tr>
<tr><td colspan="4">Recommendations

No Change</td></tr>
</table>

Policy DM 3.8	Residential Annexes
	Proposals for residential annexe accommodation will be considered favourably provided that it is designed so that it can continue to be used as part of the main dwelling, without creating an independent dwelling unit, in future. This will require the annexe to have a scale, shared facilities and spatial relationship to the main dwelling that does not facilitate its future severance from the main dwelling. **Planning conditions will be imposed to restrict occupation of the annexe to persons related or similarly linked to the occupants of the main dwelling.** **Where annexes are proposed which do not comply with the above requirements, they will be assessed as a sub-division of the plot to create independent dwellings under development plan policies.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality	0	0	0

• Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy provides guidance and helps restrict the creation of additional and unjustified independent dwellings in the Countryside. Unlikely to have a significant impact on this Objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes			
	ST	MT	LT
	0	0	0

• Reducing carbon dioxide emissions across the district			
The policy is unlikely to have a significant impact on this Objective, the SPD guidance will address these issue .			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT
• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes?	+	+	+
Indicator-based concerns • Encouraging the use of non-car modes of transport			
The policy is unlikely to have a significant impact on this Objective, however, larger extended family units should only lead to marginal increase in rural traffic and impact on the environment compared to independent dwellings			
ENV5: To improve air quality and minimise noise, vibration and light pollution			
Decision-making criteria	ST	MT	LT
• Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?	0	0	0
Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
The policy is unlikely to have a significant impact on this Objective.			

ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective. Alternative provision will require more land			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of			
	ST	MT	LT
	0	0	0

waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
The policy is unlikely to have a significant impact on this Objective – SuDS addressed in other policies.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy is unlikely to have a significant impact on this Objective – recycling addressed specifically in other policies.			
Summary of assessment against environmental objectives **The policy will have a largely neutral impact, the positive provision for annex accommodation offering potential benefits in terms of rural traffic flow compared to alternative provision for dependant family members in independent dwellings**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups?	ST ++	MT ++	LT ++

Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
The policy facilitates a form of accommodation needed to increase the range of housing and care available in the District.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST ++	MT ++	LT ++
The policy facilitates a form of accommodation needed to increase the range of housing and care available in the District.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0
The policy is unlikely to have a significant impact on this Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
Decision-making criteria	ST	MT	LT

• Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	+	+	+
The policy is unlikely to have a significant impact on this Objective – synergistic benefits in encouraging car sharing and reducing trips.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	++	++	++
The potential for improved care of dependants by family members will lead to health benefits			
S7: To encourage local community identity and foster mixed communities with			

co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST ++	MT ++	LT ++
The potential for improved care of dependants by family members will lead to benefits in this Objective			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++	MT ++	LT ++
The potential for improved care of dependants by family members will lead to benefits in this Objective			
Summary of assessment against social objectives **The policy will lead to significant social benefits**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates	ST 0	MT 0	LT 0

• More VAT registered businesses in the District			
The policy is unlikely to have a significant impact on this Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy is unlikely to have a significant impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
Whilst family care might lead to less potential for employed carers – the arrangements will enable family members to make flexible arrangements for care and work commitments. Synergistic benefits			

EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	+	+	+
Whilst family care might lead to less potential for employed carers – the arrangements will enable family members to make flexible arrangements for care and work commitments. Synergistic benefits			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	+	+	+
The policy is unlikely to have a significant impact on this Objective although some of the new replacement homes could lead to synergistic benefits to the rural economy.			

Summary of assessment against economic objectives

The policy offers significant economic benefits over the alternative arrangements that would be necessary

Overall Conclusions

The policy offers substantial economic and social benefits.

Recommendations

No Change

Policy DM 3.9	Design Principles applying to all development
	(1) The Council will work with applicants to achieve high quality and positive improvement from all development, protect and enhance the environment and existing locally distinctive character and encourage innovation; the Council will refuse development that fails to take the opportunities for improving the character and quality of an area and the way the area functions. (2) Major development, should be masterplanned using an inclusive recognised process demonstrating how the whole scheme will be delivered and related to adjacent areas, including the programming of infrastructure requirements. A masterplan may also be appropriate for sites of less than 500dwellings in the case of large developments incorporated into a smaller settlement or on sites of particular complexity. (3) Planning permission will be granted for development that has been designed to: respect adjoining structures, spaces, routes and local landscape; provide an attractive, accessible and safe environment; and conform to the following criteria: (a) The scale, height, massing, form and appearance of development is designed with a satisfactory relationship of structures, spaces and routes within the site and a successful integration into the surroundings; (b) The development is created with high standards of design, building materials, finishes and landscaping reflecting the use of distinctive local building traditions, materials and heritage assets where relevant; or innovative contemporary design solutions reflecting local context and reinforcing or creating local distinctiveness; (c) Access is provided by routes and public spaces that meet different requirements of accessibility (including pedestrians, cyclists and people with mobility or sensory difficulties) without an unsatisfactory domination of traffic; (d) A clear distinction is made between public and private spaces within the site; all public and private spaces to be suitable for their purpose, attractive, landscaped, safe; and with adequate lighting where provided that is carefully controlled to minimise overspill; (e) Visually attractive frontages and hard & soft boundary treatments are created to adjoining streets and public areas, public spaces and the open countryside; all appropriate frontages to contain windows and doors that assist informal surveillance of the public realm by occupants of the site; (f) Buildings and spaces are orientated to: gain benefit from sunlight and passive solar energy and wherever possible designed around a Sustainable Drainage;

	(g) The entire development is designed to reduce any actual or perceived opportunities for anti-social activity on the site and in the surrounding area; **(h) Landscaping of the development is designed to retain important existing natural features, reflect the surrounding landscape characteristics of the area and contribute to relevant objectives of the local Biodiversity Action Plan; and** **(i) Convenient, safe and visually attractive areas are created for servicing buildings and parking of vehicles and cycles without dominating the development or surroundings.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy will contribute to this Objective.			

ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	++	++	++
The policy will contribute to this Objective.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST ++	MT ++	LT ++
The Policy will contribute to this Objective.			
ENV4 To reduce the effect of traffic on the environment			

Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST ++	MT ++	LT ++
The policy will contribute to this Objective.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST +	MT +	LT +
The policy will contribute synergistically to this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?	ST ++	MT ++	LT ++

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
The policy will contribute to this Objective			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	+	+	+
The Policy will contribute synergistically to this Objective.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	+	+	+
The policy will contribute synergistically to this Objective.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST +	MT +	LT +
The Policy will contribute synergistically to this Objective.			
Summary of assessment against environmental objectives **The policy will have significant positive impacts on the environmental objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST +	MT +	LT +
The Policy will contribute synergistically to this Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District?	ST	MT	LT

• Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	+	+	+
The Policy will contribute synergistically to this Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	0	0	0
Neutral impact			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	+	+	+
The Policy will contribute synergistically to this Objective.			
S5: To improve the education and skills of the population overall			

Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
Neutral impact			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	+	+
The Policy will contribute synergistically to this Objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	++	++	++
The Policy will contribute to this Objective			

S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	++	++	++
The Policy will contribute to this Objective			
Summary of assessment against social objectives **The policy will lead to significant social benefits**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	0	0	0
The policy Options is unlikely to have any direct impact on this Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns			
	ST	MT	LT
	0	0	0

• Assessing the availability of employment land across the District • Business start ups			
The policy Options is unlikely to have any direct impact on this Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	+	+	+
The criteria are consistent with promoting efficient patterns of movement.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification?			
	ST	MT	LT

• Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	0	0	0
The policy Options is unlikely to have any direct impact on this Objective.			
Summary of assessment against economic objectives **The policy offers significant economic benefits**			
Overall Conclusions **The policy offers significant benefits against most of the SA objectives.**			
Recommendations **No Change**			

Policy DM 3.10	Advertisements and signs
	(1) Where Consent is required, advertisements and signs will only be permitted if they are well designed and sympathetic to the character and appearance of their location, having regard to their size, materials, construction, location, level of illumination and cumulative impact with other signs in the vicinity. Advertisements and signs will not be permitted where they would be detrimental to highway safety or to the amenities of the area. **(2) Advertisements and signs located off the site of the facility being advertised will be permitted where necessary to give directional information to an enterprise or service which is difficult for visitors to find by reference to conventional highway signs (including brown tourism signs).** **Favourable consideration may be given for suitably designed off-site directional signs where they refer to businesses dependant on passing trade and which are by-passed by through traffic routes.** **(3) Illuminated advertisements and signs will not be permitted outside defined Town Centres and other commercial areas already characterised by illuminated signage, unless the facility being advertised is dependant on evening trade or provides an essential medical or similar service which may have to be visited after dark.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into	0	0	0

the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy is unlikely to impact on the Objective significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy is unlikely to impact on the Objective significantly.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy?	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy is unlikely to impact on the Objective significantly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy is unlikely to impact on the Objective significantly.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	0	0	0

Controls over lighting pollutions consistent with this Objective – but the policy is unlikely to impact on the Objective significantly.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	++	++	++
The Policy will contribute to this Objective.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy is unlikely to impact on the Objective significantly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT

Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy is unlikely to impact on the Objective significantly.			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy is unlikely to impact on the Objective significantly.			
Summary of assessment against environmental objectives **The policy will have a generally neutral impact, save for Objective ENV6 where t will bring control of "appreciable" impacts on the rural landscape**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy is unlikely to impact on the Objective significantly.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy is unlikely to impact on the Objective significantly.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0

The policy is unlikely to impact on the Objective significantly.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	+	+	+
The Policy will contribute synergistically to this Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy is unlikely to impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance	ST	MT	LT
	0	0	0

• Improving the vocational training amongst the working population			
The policy is unlikely to impact on the Objective significantly.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity			
Decision-making criteria	ST	MT	LT
• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	0	0	0
The policy is unlikely to impact on the Objective significantly.			
S8: To improve the quality of where people live			
• Will it improve satisfaction of people with their neighbourhoods?	ST	MT	LT
Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	0	0	0
The policy is unlikely to impact on the Objective significantly.			
Summary of assessment against social objectives **Neutral impacts for social objectives**			
EC1: To encourage sustained economic growth			
Decision-making criteria	ST	MT	LT
• Will it strengthen the local economy and support emerging employment uses in the			

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	++	++	++
The policy fully recognises these benefits			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	+	+	+
The policy is consistent with the Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0

Neutral impact on this Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	++	++	++
The criteria are consistent with this objective - synergistic benefits – the policy directly weighing the interests of the rural economy			
Summary of assessment against economic objectives **The policy offers significant economic benefits**			

Overall Conclusions **The policy delivers benefits in terms of economic and some environmental SA Objectives.**
Recommendations **No Change**

Policy DM 3.11	Promotion of sustainable transport
	(1) All development should support sustainable transport and development objectives, utilise all opportunities to integrate with local sustainable transport networks, be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to the location. **(2) Inside the Norwich Policy Area development should maximise opportunities to use sustainable modes of transport and support the proposals of the Norwich Area Transportation Strategy.** **(3) Land required for the improvement of the transport network will be protected from prejudicial development.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0

The policy will not impact on the Objective directly and significantly			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	+	+	+
The policy is consistent with addressing climate change			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	+	+	+
Promotion of sustainable transport is consistent with this Objective			

ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	++	++	++
Consistent with the policy which distinguishes the approach within the NPA.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	++	++	++
Consistent with the policy which distinguishes the approach within the NPA.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land?			
	ST	MT	LT
	0	0	0

• Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
Neutral or insignificant impact – SA Objective is addressed in other polices.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			

ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
Summary of assessment against environmental objectives **Significant contribution to Objectives ENV 4,5 & 6, otherwise neutral. Preferred Option is significantly more beneficial**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion			

Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	+	+	+
Consistent with improved access to employment opportunities			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	+	+
Consistent with improved access to employment opportunities			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – synergistic benefits			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	+	+	+
The policy offers synergistic benefits towards this Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly			
Summary of assessment against social objectives **Positive impacts on social / access objectives**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+
The policy offers synergistic benefits towards this SA Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria			
	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	+	+	+
The policy is consistent with the SA Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	++	++	++
Positive impacts – most significantly with the policy addressing the NPA			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits.			
Summary of assessment against economic objectives **The policy offers significant economic benefits.**			
Overall Conclusions **The policy contributes to significant benefits across all three dimensions.**			
Recommendations **No Change**			

Policy DM 3.12	Road Safety and the free flow of traffic
	(1) On all sites development will not be permitted that endangers highway safety or the satisfactory functioning of the highway network. **(2) Planning permission will be granted for development involving the formation or intensified use of a direct access onto a Corridor of Movement providing it would not:** **(a) Prejudice the safe and free flow of traffic or planned proposals for sustainable transport initiatives along the Corridor of Movement;** **(b) Be practical to gain access from the site to the Corridor of Movement via a secondary road; and** **(c) Facilitate the use of the Corridor of Movement for short local journeys.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality	0	0	0

• Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will not impact on the Objective directly and significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective directly and significantly.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST +	MT +	LT +

The policy will not impact on the Objective directly and significantly. Synergistic benefits to promotion of sustainable transport.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	++	++	++
Consistent with the policy, also distinguishes the Corridors of Movement bringing greater impact			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	++	++	++
Consistent with the policy, also distinguishes the Corridors of Movement bringing greater impact			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	0	0	0
Neutral or insignificant impact – SA Objective is addressed in other Polices			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality	ST 0	MT 0	LT 0

advice • Water consumption per head			
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Significant contribution to environmental Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0

The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	+	+	+
Consistent with improved access to employment opportunities			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns	ST	MT	LT
	+	+	+

• Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
Consistent with improved access to employment opportunities			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – synergistic benefits.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	++	++	++
Increased safety and both options offer synergistic benefits towards this Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria			
	ST	MT	LT

• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	0	0	0
The policy will not impact on the Objective significantly.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
Both options offer synergistic benefits towards this SA Objective			
Summary of assessment against social objectives **Positive impacts on social objectives**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+

The policy offers synergistic benefits towards this SA Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	+	+	+
The policy is consistent with the SA Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	++	++	++
Positive impacts – most significantly with addressing the Corridors of Movement.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT

	+	+	+
The criteria are consistent with this objective - synergistic benefits			
EC5: To improve economic performance in rural areas			
Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST +	MT +	LT +
The criteria are consistent with this objective - synergistic benefits			
Summary of assessment against economic objectives **The policy offers significant economic benefits.**			
Overall Conclusions **The policy contribute to significant benefits across all three dimensions.**			
Recommendations **No Change**			

Policy DM 3.13	Provision of vehicle parking
	Planning permission will only be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development. Development proposals should make parking provision for vehicle and cycle parking in accordance with the Council's parking standards, including the provision for parking for electric vehicles and people with disabilities. **The appropriate parking provision for a development will be determined using the parking standards adopted by the Council as a 'starting point' which may be varied to reflect local conditions such as the availability of public parking, sustainable travel modes, Travel Plan provisions, and design and conservation objectives.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental	0	0	0

value			
The policy will not impact on the Objective directly and significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective directly and significantly.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST +	MT +	LT +

The policy will not impact on the Objective directly and significantly, synergistic benefits to promotion of sustainable transport measures			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	+	+
Consistent.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	+	+	+
Consistent.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
Consistent and makes specific exception for historic environments.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	+	+	+
Consistent with making efficient use of land			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality			
	ST	MT	LT
	0	0	0

advice • Water consumption per head			
The policy will not impact on the Objective significantly.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly.			
Summary of assessment against environmental objectives **Some significant contributions to environmental Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0

The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	0	0	0
Consistent with improved access to employment opportunities.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns	ST	MT	LT
	0	0	0

• Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST 0	MT 0	LT 0
Neither Policy Option will impact on the SA Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly - synergistic benefits towards this Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria	ST	MT	LT

• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	0	0	0
The policy will not impact on the Objective directly and significantly			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
The policy offers synergistic benefits towards this SA Objective.			
Summary of assessment against social objectives **The policy brings neutral and some positive impacts on social objectives**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	+	+	+

The policy offers synergistic benefits towards this SA Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	+	+	+
Consistent with the SA Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	++	++	++
Positive impacts.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT

	+	+	+
The criteria are consistent with this objective - synergistic benefits			
EC5: To improve economic performance in rural areas			
Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST +	MT +	LT +
The criteria are consistent with this objective - synergistic benefits			
Summary of assessment against economic objectives **The policy offers significant economic benefits.**			
Overall Conclusions **The policy contributes to significant benefits across all three dimensions.**			
Recommendations **No Change**			

Policy DM 3.14	Amenity, noise and quality of life
	(1) Development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard will be paid to avoiding: **a. Overlooking and loss of private residential amenity space** **b. Loss of day light, overshadowing and overbearing impact** **c. Introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other such nuisances.** **Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants and the amenity of the area or a poor level of amenity for new occupiers.** **(2) In considering applications which may result in an increase in noise exposure, account will be taken of the operational needs of the proposed and neighbouring businesses, the character and function of the area including background noise levels at different times of day and night and the need to protect areas of rural tranquillity.** **(3) Development will not be permitted where the proposed development would generate noise or artificial light which would be significantly detrimental to the amenity of nearby residents or the occupants of other noise sensitive uses. Proportionate mitigating measures including limiting conditions will be used to reduce the potential noise or artificial light impact to an appropriate level whenever practical to do so.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria	0	0	0

• Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will not impact on the Objective directly and significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly and significantly.			

ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly and significantly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly and significantly.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?	ST	MT	LT
	++	++	++

Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
Consistent and directly addresses lighting.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
Consistent and addresses local character.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy will not impact on the Objective directly and significantly.			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly and significantly.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST +	MT +	LT +
Consistent and addresses potential sources of nuisance.			
Summary of assessment against environmental objectives **Some significant contributions to environmental Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	+	+	+
The policy will not impact on the Objective but does lead to synergistic benefits by setting standards			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance	ST	MT	LT
	+	+	++

• Improving the vocational training amongst the working population			
The policy brings synergistic benefits towards this Objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST 0	MT +	LT ++
The policy brings synergistic benefits towards this Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST +	MT ++	LT ++
The policy offers synergistic benefits towards this SA Objective.			
Summary of assessment against social objectives **The policy brings neutral and some positive impacts on social objectives.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the	ST	MT	LT

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	0	0	0
The policy will not impact on the Objective directly and significantly.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	+/?	+
The criteria are consistent with this objective – some synergistic benefits increasing over time			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits			
Summary of assessment against economic objectives **The policy offers minor economic benefits.**			

Overall Conclusions **The policy contributes to significant environmental and social benefits.**
Recommendations **No Change**

Policy DM 3.15	Pollution, health and safety
	a) All development should minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution, and ensure that there is no deterioration in water quality or water courses. b) When assessed individually or cumulatively, development proposals should ensure that there will be no unacceptable impacts on: i. Air quality ii. Surface and ground water quality iii. Land quality and condition iv. Health and safety of the public c) Permission will only be granted on or near contaminated land if it is subject to remediation which will make it safe for the proposed use. On a contaminated site or one suspected to be contaminated or within 250 metres (or on more if considered appropriate on a risk based approach) of an existing or disused landfill site, applications will need to be accompanied with an assessment of the extent of contamination on the site and any possible risks. d) Developments which may impact on air quality will not be permitted where they have an unacceptable impact on human health, sensitive designated species or habitats, and general amenity, unless adequate mitigation can be ensured. Development will not be granted in locations where it is likely to result in an Air Quality Management Area being designated or the worsening of air quality in an existing Air Quality Management Area. e) Permission will not be granted for development on or in the vicinity of hazardous installations including high pressure gas and oil pipelines unless the development would not give rise to additional public risk.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be	0	0	0

adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will not impact on the Objective directly and significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective directly and significantly.			

ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly and significantly.,			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	++	++
The policy specifically addresses impact of traffic on air quality, AQMA etc.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?			
	ST	MT	LT
	+	++	++

Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
Consistent as specifically addresses air quality, AQMA etc.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	+	++	++
Consistent as addresses local character and helps facilitate development of difficult pdl sites			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	+	++
Policy addresses local character and helps facilitate development of difficult pdl sites			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST +	MT ++	LT ++
Consistent as specifically addresses water quality			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT +	LT +
Consistent as addresses potential sources of nuisance			
Summary of assessment against environmental objectives **Some significant contributions to environmental Objectives, notably facilitating the redevelopment of potentially contaminated pdl sites.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	+
The policy will not impact on the Objective directly but the policy leads to synergistic benefits by setting standards			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0

The policy will not impact on the Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance	ST	MT	LT
	+	+	++

• Improving the vocational training amongst the working population			
The policy brings synergistic benefits towards this Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST +	MT ++	LT ++
The policy offers synergistic benefits towards this SA Objective.			
Summary of assessment against social objectives **The policy brings neutral and some positive impacts on social objectives.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the	ST	MT	LT

District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	0	0	0
The policy will not impact on the Objective significantly.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District			
Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly.			
EC3: To encourage efficient patterns of movement in support of economic growth			
Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST 0	MT 0	LT 0

The policy will not impact on the Objective significantly.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	+	+	+
The criteria are consistent with this objective - synergistic benefits			
Summary of assessment against economic objectives **The policy has neutral or minor economic benefits**			

Overall Conclusions **The policy contributes to significant environmental and social benefits. This will help facilitate sustainable development and redevelopment of pdl sites**
Recommendations **No Change**

Policy DM 3.16	Outdoor play facilities and recreational space
	New housing development will be required to provide for outdoor play facilities and recreational open space based on the Council's adopted standards set out in supplementary guidance. **Development must not result in a net quantitative or qualitative loss of existing open space.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	+	+	+
Networks of multi-functional open space can contribute to this objective			
ENV2: To limit or reduce vulnerability to climate change, including minimising the			

risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST 0	MT 0	LT +
The policy will not impact on the Objective directly and significantly – some synergistic benefits with multi-functional space that accommodates flooding patterns			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST 0	MT 0	LT +
Consistent, but the policy will not impact on the Objective directly and significantly			
ENV4 To reduce the effect of traffic on the environment			

Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	 ST 0	 MT +	 LT +
Consistent with the policy which will contribute synergistically to the ambiance of areas and mitigation measures over time.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?	 ST +	 MT ++	 LT ++

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
Consistent – the policy will contribute synergistically to the ambiance and character of local areas.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
Summary of assessment against environmental objectives **Synergistic and some direct contributions to environmental Objectives**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT +
The policy will not impact on the Objective directly but some synergistic benefits by setting standards			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District?	ST	MT	LT

• Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	+	+
The policy will not impact on the Objective directly and significantly but some synergistic benefits by setting standards			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	0	0	0
The policy will not impact on the Objective directly and significantly.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall			

Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	++	++
The policy brings synergistic benefits towards this Objective and brings forward the basis for setting specific and localised requirements.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	+	++	++
Synergistic benefits to local communities – particularly where the provisions made are properly targets to meeting local needs..			

S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	+	++	++
The policy brings synergistic benefits towards this Objective and brings forward the basis for setting specific and localised requirements			
Summary of assessment against social objectives **Both Options bring some synergistic benefits, the Preferred Option directly contributes to the Objective more fully and quickly**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly and significantly.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns	ST	MT	LT
	0	0	+

• Assessing the availability of employment land across the District • Business start ups			
The policy will not impact on the Objective significantly – synergistic benefits to the positive image of the area			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification?			
	ST	MT	LT

• Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	+	+	++
The criteria are consistent with this objective - benefits heightened by reflecting specific local requirements through the policy addressing the specification of accessible and useable open space in rural communities			
Summary of assessment against economic objectives **The policy has neutral or minor economic benefits**			
Overall Conclusions **The policy contributes to significant environmental and social benefits. This will help ensure provision is targeted to researched and specified local needs – to be elaborated on in updated evidence and SPD guidance to follow.**			
Recommendations **No Change**			

Policy DM 3.17	Improving the level of community facilities
	(1) Development proposals involving the loss of an existing local community service or facility will only be permitted where it is demonstrated that there is no reasonable prospect of viable continued use of the existing building or facility for similar local and community uses. The evidence to be provided shall be agreed with the Council and should include:** **a) Six months of marketing for the permitted and similar uses, using an appropriate agent;** **b) Confirmation that it has been offered on a range of terms agreed to be reasonable on the advice of an independent qualified assessor; and** **c) Regard to future plans for the area including community led plans.** **(2) New or replacement community facilities and services will be permitted in Settlements. Proposals located in the Countryside must demonstrate evidence of: the need for new facilities, good accessibility to the community to be served, and that no alternative sites are available within the Settlements boundary.** ** Important local community services and facilities include buildings in use as or last used as: primary school, local convenience shop, bank, post office, public house, rural petrol filling station, community hall, Indoor sports hall, theatre, cinema, cultural facility, small scale health facilities**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be	0	0	0

adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will not impact on the Objective directly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective directly.			

ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	+	++	++
Protect of local facilities and businesses will have synergistic benefits for this Objective			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?			
	ST	MT	LT
	+	++	++

Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
Protect of local facilities and businesses will have synergistic benefits for this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
Neither Policy Option will impact on the Objective directly			
ENV8: To improve water qualities and provide for sustainable sources of supply			

and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly.			
Summary of assessment against environmental objectives **Some direct and synergistic contributions to environmental Objectives.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment	ST 0	MT 0	LT 0

• Improving the level of average earnings			
The policy will not impact on the Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST +	MT ++	LT ++
The policy will not impact on the Objective directly.			
S5: To improve the education and skills of the population overall			
Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall			
Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities?	ST	MT	LT

• Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	+	+	++
The policy brings synergistic benefits towards this Objective.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity			
Decision-making criteria	ST	MT	LT
• Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	+	++	++
The policy brings synergistic benefits towards this Objective.			
S8: To improve the quality of where people live			
• Will it improve satisfaction of people with their neighbourhoods?	ST	MT	LT
Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	+	++	++
The policy brings synergistic benefits towards this Objective, and addresses specific and localised requirements.			
Summary of assessment against social objectives **The policy brings some synergistic benefits and directly contributes to the Objective more fully and quickly.**			
EC1: To encourage sustained economic growth			

Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST ++	MT ++	LT ++
The policy criteria will be used in conjunction with Policy DM 2.2 and other policies to protect local business space opportunities where these are viable			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST ++	MT ++	LT ++
The policy criteria will be used in conjunction with Policy DM 2.1, 2.2 and other policies to promote and protect local business space opportunities for future investment - where these are viable			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work?	ST +	MT ++	LT ++

• Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
The policy criteria will be used in conjunction with Policies DM 2.1, 2.2 and other Policies to promote efficient patterns			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective directly – synergistic benefits			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	+	+	++
The policy will not impact on the Objective directly – synergistic benefits			
Summary of assessment against economic objectives **The policy has neutral or minor economic benefits**			

Overall Conclusions **The policy contributes significantly and is consistent with supporting all three dimensions and could produced significant benefits for economic and social objectives by giving a clear basis for assessing future viability of future use and the framework for considering change (Part (1)) and qualified support on sites outside of development boundaries under (2)**
Recommendations **No Change**

Policy DM 4.1	**Building Fabric Energy Efficiency, Carbon Compliance and Allowable Solutions**
	Those development proposals assessed under the Building Regulations to be required to make verified contributions to Allowable Solution measures will be required to offer 'first refusal' of that contribution to the local Allowable Solutions scheme established by the Council. **In the event that the Council does not set up a local scheme or declines the contribution, the verified contribution will be discharged through Private Energy Fund and documentation of this submitted to the Council prior to the occupation of the development.** **The Council will adopt supplementary guidance to detail the operation of any scheme established.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	Preferred option		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic	0	0	0/+?

environmental value			
The policy will not impact on the Objective directly – although this Objective could be a beneficiary of Allowable Solution investments			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	+	++/?
The policy will not impact on the Objective directly – although this Objective could be a beneficiary of Allowable Solution investments			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST ++	MT ++	LT ++

The policy provides additional potential measures – furthermore, this Objective could be a beneficiary of Allowable Solution investments			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	+/?
The policy will not impact on the Objective directly – although this Objective could be a beneficiary of Allowable Solution investments			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	++	++	++
The policy provides additional potential measures to support this Objective.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria			
	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	0	0	0
The policy will not impact on the Objective directly.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy will not impact on the Objective directly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality	++	++	++

advice • Water consumption per head			
The policy provides additional potential measures – this Objective could be a beneficiary of Allowable Solution investments			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	+/?	+/?	++/?
The policy will not impact on the Objective directly – consistent and this Objective could be a beneficiary of Allowable Solution investments			
Summary of assessment against environmental objectives **Some direct and synergistic contributions to environmental Objectives – dependant on the use of the Allowable Solution investment and the area where Zero Carbon standards are 'missed'**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions			
	ST	MT	LT
	0	0	0

• Reducing the number of unfit private sector dwellings			
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0/++?
The policy will not impact on the Objective - although measures to address 'energy poverty' and this Objective could be a beneficiary of Allowable Solution investments			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
S4: To improve accessibility to essential services, facilities and the workplace,			

particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	+	+	++
The policy brings synergistic benefits towards this Objective			

S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	+	++	++
The policy brings synergistic benefits towards this Objective and the basis for setting specific and localised requirements			
Summary of assessment against social objectives **The policy bring some synergistic benefits, more fully and quickly than in the absence of a policy**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns	ST	MT	LT
	0	0	0

• Reducing business premises vacancy rates • More VAT registered businesses in the District			
The policy will not impact on the Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	+

The policy will not impact on the Objective – synergistic benefits			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective – synergistic benefits			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective – synergistic benefits			
Summary of assessment **The policy has neutral or minor economic benefits**			
Overall Conclusions **The policy is consistent with supporting all three dimensions and could produce significant benefits depending on the off-setting. Allowable Solutions schemes that might be selected for investment and the nature of the Zero Carbon target that is 'missed'.**			

Recommendations

No Change

Policy DM 4.2	Renewable Energy
	(1) Proposals for renewable energy generating development will be supported and considered (taking account of the impact of relevant ancillary equipment) in the context of sustainable development and climate change on the wider environmental, social and economic benefits of maximising use of renewable energy. The Council will encourage the use on-site communal-scale energy generation measures. Proposals will not be permitted where either individually or cumulatively the adverse impacts outweigh the benefits in terms of: a) Significant adverse impact upon the landscape character, nature conservation or historic assets; and b) Significant adverse impacts on the amenities and living conditions of nearby residents by way of noise, outlook and overbearing or unacceptable risk to health or amenity by way of other pollutants such as dust and odour; and (2) In applications for wind turbines, applicants will need to demonstrate that they have assessed and tested their proposal against the methodology contained within the South Norfolk Wind Turbine Landscape Sensitivity Study. (3) Where appropriate planning conditions will be imposed requiring the decommissioning and removal / dismantling of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation	++	++	++

Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy provides guidance and certainty on the assessment of the impact of such proposals			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	+	+	+
The policy will not impact on the Objective directly – although there will be synergistic benefits from moving to a low carbon future			

ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	++	++	++
The policy provide this support			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas?	ST	MT	LT
	+	+	+

Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
The policy is consistent with this Objective			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
	ST	MT	LT
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy specifically seeks to balance this Objective with the move to a low carbon future.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy will not impact on the Objective directly			
ENV8: To improve water qualities and provide for sustainable sources of			

supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	+	+	+
The policy is consistent with this Objective			
Summary of assessment against environmental objectives **Some direct and synergistic contributions to environmental Objectives – the policy performs significantly well for Objectives ENV 1 and 6**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns	ST 0	MT 0	LT 0

• % of the population of working age in employment • Improving the level of average earnings			
The policy will not impact on the Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities?			
	ST	MT	LT

• Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	0	+	+
The policy brings indirect and synergistic benefits towards this Objective			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	++	++
The policy brings synergistic benefits in a move to a low carbon future and also brings additional clarity about the safeguards to be applied to protect amenity etc			
Summary of assessment against social objectives **The policy is largely neutral in impact with some synergistic benefits.**			
EC1: To encourage sustained economic growth			

Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	0	0	+
The policy will not impact on the Objective – synergistic benefits			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective – synergistic benefits			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas?			
	ST	MT	LT
	0	0	+

Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
The policy will not impact on the Objective directly – synergistic benefits			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective directly – synergistic benefits			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	+
The policy will not impact on the Objective directly – synergistic benefits			
Summary of assessment against economic objectives **The policy has neutral or minor economic benefits**			

Overall Conclusions **The policy has positive benefits, most notably on some of the environmental SA Objectives**
Recommendations **No Change**

Policy DM 4.3	Sustainable drainage and water management
	(1) Sustainable drainage measures must be fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding on the development site and in the surrounding area, unless it can be demonstrated that ground conditions are unsuitable for such measures or there are other exceptional circumstances. (2) Details showing how proposed drainage measures will fully integrate with the design of development and how the drainage system will contribute to the amenity and biodiversity of the development must be made clear within applications for full planning permission. Drainage features should make a positive contribution to amenity and biodiversity. (3) All developments (including that on previously developed land): a) Should include a sewerage capacity assessment and must have a neutral or positive impact on reducing surface water flooding and should include drainage features that will slow the movement of water through the drainage system; b) Must not cause any deterioration in water quality and measures to treat surface water runoff must be included within the design of the drainage system; c) Must be served by separate surface water and foul wastewater drainage. No new development (including redevelopment) will be permitted to discharge surface water runoff to foul drainage connections or combined sewers; and d) Should maximise use of soft landscaping and permeable surfaces unless the developer can provide justification to demonstrate that this is not feasible. Applications which do not demonstrate how sustainable drainage has been taken into account in the design may be refused.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy is consistent with this Objective and could support the protection, enhancement and creation of new wetland habitats.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
	ST	MT	LT

Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	++	++	++
The policy will contribute to this Objective directly.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
	ST	MT	LT
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	+	+	++
The policy is consistent with adapting to climate change and extremes of weather.			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT

• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	0	0
The policy will not impact on the Objective directly			
ENV5: To improve air quality and minimise noise, vibration and light pollution			
Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets	ST ++	MT ++	LT ++

considered 'at risk' • Conservation Area Appraisals and management plans			
The policy is consistent with this Objective where open drainage and wet environments are important to the environment and character of a local area – that new SuDS can help consolidation and enhance.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	++	++	++
The policy is consistent with this Objective.			
ENV9: To minimise the production of waste and increase recycling			

Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
There is some uncertainty about the BAU in the short term			
Summary of assessment against environmental objectives **Some direct support to the environmental Objectives –that there is uncertainty in the short term on the introduction of guidance on SuDS and the establishment of the SAB.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly			
S2: To reduce poverty, inequality and social exclusion			

Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective directly			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime	ST	MT	LT
	0	0	0

• Ability to create mixed and participative communities, e.g. through election turnout			
The policy will not impact on the Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	++
The policy brings some synergistic benefits adding to the character of places.			
Summary of assessment against social objectives **The policy is largely neutral in social impact although water elements can add significantly to the quality of places that people live.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
EC2: To encourage and accommodate both indigenous and inward investment			

promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0

<table>
<tr><td colspan="4">The policy will not impact on the Objective directly.</td></tr>
<tr><td rowspan="2">EC5: To improve economic performance in rural areas

Decision-making criteria
• Will it encourage rural diversification?
• Will it offer sources of employment in rural areas?
• Will it improve electronic communication potential?

Indicator-based concerns
• Planning permissions granted for business use outside towns</td><td colspan="3"></td></tr>
<tr><td>ST</td><td>MT</td><td>LT</td></tr>
<tr><td></td><td>0</td><td>0</td><td>0</td></tr>
<tr><td colspan="4">The policy will not impact on the Objective directly.</td></tr>
<tr><td colspan="4">Summary of assessment against economic objectives

The policy has neutral economic benefits.</td></tr>
<tr><td colspan="4">Overall Conclusions

The policy has a small number of strong environmental benefits and otherwise a largely neutral impact. The policy does offer clarity of expectation in the short term while the new regime of the SAB is established.</td></tr>
<tr><td colspan="4">Recommendations

No Change</td></tr>
</table>

Policy DM 4.5	Facilities for the collection of recycling and waste
	(1) All new developments should ensure that sufficient facilities are available for each property to simply store and dispose of their recycling and waste and is well integrated into the design of the development. Provision must be made for the permanent, on-premise storage of the designated receptacles and then their removal and return for collection. **(2) Waste management facilities provided for any residential development should be accessible for all residents and designed to maximise the diversion of waste from landfill and promote recycling, including the provision of accessible community collection points for the collection of additional materials.** **(3) Residential development must include space for waste collection from points accessible by a collection vehicle (32 tonnes).**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	0	0	0

Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will not impact on the Objective significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes			
	ST	MT	LT
	0	0	0

• Reducing carbon dioxide emissions across the district			
The policy will not impact on the Objective significantly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST ++	MT ++	LT ++
The policy makes clear that SNCs recycling service requires the use of 32 tonne refuse collection vehicles for the most part in order to minimise trips; residential estate design should provide for this.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST +	MT +	LT +
Synergistic benefits through proper storage or rubbish			

ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
	ST	MT	LT
	+/-	+/-	+/-
Potential conflicts between large collection vehicles and some historic environments – flexibility in the collection method may be required in certain circumstances as an exception to normal Policy expectations.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT

Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy will not impact on the Objective significantly.			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST ++	MT ++	LT ++
The policy makes clear that SNCs recycling service requires the use of 32 tonne refuse collection vehicles for the most part in order to minimise trips; residential estate design should provide for this. Also thepPolicy also provides a basis for communal and community collection points too – all to be detailed in the Supplementary Guidance			
Summary of assessment against environmental objectives **Generally positive or neutral impacts with additional benefit with the Preferred Option.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and			

affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns			
	ST	MT	LT
	0	0	0

• % of the population of working age in employment • Improving the level of average earnings			
The policy will not impact on the Objective.			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities?			
	ST	MT	LT

• Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	0	0	0
The policy will not impact on the Objective significantly.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++	MT ++	LT ++
The policy and proposed Supplementary Guidance provide clear expectations and details necessary to include the provision for waste and recycling, this will directly help improve the quality of the places where people live			
Summary of assessment against social objectives **The policy and Supplementary could play a significant part in improving the quality of places where people live (S9) – otherwise the impacts are neutral.**			

EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs?			
	ST	MT	LT

• Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	0	0	0
The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly.			
Summary of assessment against economic objectives			

The policy has neutral economic benefits
Overall Conclusions **The policy has a narrow but significant impact on the SA Objectives addressing the character of places and the quality of where people live. There is a potential conflict between achieving and protecting the distinctive character of places and accommodating large refuse vehicles. An amendment to the Policy Part (3) is to amend the word "must" to "should" to allow some flexibility. This is clarified in the Reasoned Justification.**
Recommendations **Policy section (3) replace "must" with "should".**

Policy DM 4.5	Natural environmental assets - designated and locally important open space
	a) The highest status natural environmental assets are identified on the Proposals Map and in supporting evidence, and will be protected from any significant harmful impact arising from new development. New development impacting on these designated sites will be required to contribute positive improvement of these natural environmental assets where opportunities arise. International, National and County-wide level will be accorded the highest levels of priority. b) At the Important Local Open Spaces identified on Maps 4.5 (1) – (6) and on the Proposal Map, development will only be permitted where it retains the open character and appearance of the site, where it respects the contribution which the identified open site or open frontage makes to the form and character of the Settlement and where there is no significant adverse impact on the setting of any existing building. New development impacting on these designated sites will be required to contribute positive improvement of these natural environmental assets where opportunities arise. c) Developers will need to work with partners to evolve strategies to enable individual new development sites to contribute most effectively to the opportunities for the establishment and positive improvement of coherent ecological networks, Biodiversity Enhancement Areas and multi-functional Green Infrastructure Networks.

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation	++	++	++

interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will impact on the Objective significantly.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective significantly. Flood Zones will not be shown on the proposals map as designations – details are available from the EA.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy?	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	0	0	0
The policy will not impact on the Objective significantly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas			
	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits.			

ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy will not impact on the Objective significantly.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	+	+	+
The designation of the best and most productive agricultural land is available from supporting evidence but not designated on the Proposals Map – this is principally a matter for new Site Allocations (see NPPF para 112)			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use	ST	MT	LT

Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	+	+	+
The designation of the most important areas for water abstraction is available in supporting evidence but not designated on the Proposals Map.			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT
• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy will not impact on the Objective significantly.			
Summary of assessment against environmental objectives **Generally positive impacts for the policy.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
	ST	MT	LT

Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective.			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			

S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly.			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	++	++	++
The policy and proposed Supplementary Guidance provide clear expectations and include Locally Important Open Spaces which may have considerable social importance as well as environmental significance.			
Summary of assessment against social objectives **The policy and Supplementary could play a significant part in improving the quality of places where people live (S8) – otherwise the impacts are neutral.**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g.	ST	MT	LT

Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	0	0	0
The policy will not impact on the Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District			
Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth			
Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data	ST 0	MT 0	LT 0

• Reducing the reliance on accessing the workplace via private car			
The policy will not impact on the Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
Summary of assessment against economic objectives **The policy has neutral economic benefits**			
Overall Conclusions **The policy has mostly neutral impacts across the three dimensions, with very significant benefits for Objectives S8 and several environmental**			

Objectives.
Recommendations **No changes**

Policy DM 4.6	Landscape Character and River Valleys
	All development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. Development proposals that would cause serious adverse impact on the distinctive landscape characteristics of an area will be refused. **All development proposals will be expected to demonstrate how they have taken the following elements (from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review) into account:** • **The key characteristics, assets, sensitivities and vulnerabilities;** • **The landscape strategy; and** • **Development considerations.** **Particular regard will be had to protecting the distinctive characteristics, special qualities and geographical extents of the identified Rural River Valleys and Valley Urban Fringe landscape character types.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	++	++	++

Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy will be considerably more robust in reflecting these characteristics in planning decisions.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST +	MT +	LT +
Synergistic benefits.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST 0	MT 0	LT 0

The policy will not impact on the Objective.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy will be considerably more robust in reflecting these characteristics in planning decisions			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice	+	+	+

• Water consumption per head			
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly.			
Summary of assessment against environmental objectives **Generally positive impacts which will make the policy considerably more robust in reflecting these characteristics in planning decisions**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			

S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			

S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			

S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective.			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly – some synergistic benefits.			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++	MT ++	LT ++
The policy will provide clear expectations and greater certainty – some synergistic benefits			
Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	0	0	0
The policy will not impact on the Objective.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST 0	MT 0	LT 0
The policy will not impact on the Objective.			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
Summary of assessment against economic objectives **The policy has neutral economic benefits**			
Overall Conclusions **The policy has mostly neutral impacts across the three dimensions, with very significant environmental benefits and a social benefit at Objectives S8.**			
Recommendations **No Changes**			

Policy DM 4.7	Landscape Setting of Norwich
	All development proposals will not harm and where possible should enhance the landscape setting of Norwich with regard to the following considerations: **NSBLPZ** **All development proposals within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), as shown on the Proposals Map, should have regard to protecting the openness of the Zone and, where possible, enhancing the landscape setting of the southern bypass, including the practice of wild flower planting and management regimes.** **Key Views** **All development proposals located within the Key Views 'cones' shown on the Proposals Map should ensure they do not obstruct the long distance views to and from the City.** **Undeveloped Approaches** **All development proposals within the visual zone of influence viewed from the identified Undeveloped Approaches to Norwich should reinforce and avoid undermining the rural character of the Undeveloped Approaches to Norwich.** **Gateways** **All development proposals on the approaches to defined Gateways (shown on the Proposal Map) shall reinforce and avoid undermining the significance of these Gateways as the visual points of the landscape and townscape change marking the 'arrival' at and 'departure' from the city of Norwich.** **Development which would significantly harm the NSBLPZ or the landscape setting of the Norwich urban area will not be permitted.**
Assessment of the effects of the policy options against sustainability objectives	**Assessment**

	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy will be considerably more robust in reflecting these characteristics in planning decisions.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones	ST +	MT +	LT +

• Reducing the vulnerability of planning applications permitted in flood zones			
Synergistic benefits.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly.			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly.			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy will be considerably more robust in reflecting these characteristics in planning decisions			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of			

soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling Decision-making criteria • Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Generally positive impacts, the policy will be considerably more robust in reflecting these characteristics in planning decisions**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
S3: To offer opportunities for all sections of the population to have rewarding and			

satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			

Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	0	0	0
The policy will not impact on the Objective.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	++	++	++
The policy will robustly apply a landscape strategy that promotes a positive image of the city of Norwich and the district			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs?	ST	MT	LT

• Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	0	0	0
The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
Summary of assessment against economic objectives			

The policy will robustly apply a landscape strategy that promotes a positive image of the city of Norwich and the district for economic benefit
Overall Conclusions **Positive impacts for environmental and one economic Objective.**
Recommendations **No Changes**

Policy DM 4.8	Strategic Gaps between settlements within the Norwich Policy Area
	Development will be permitted in the Strategic Gaps identified on the Proposals Map, between the development boundaries of the Settlements listed below, where it would not erode or otherwise undermine the openness of the Strategic Gap, and complies with other Development Plan policies. • **Cringleford – Hethersett** • **Hethersett - Wymondham**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The Strategic Gaps form a part of the Green Infrastructure strategy at these growth locations, the policy will be considerably more robust in reflecting			

these characteristics in planning decisions			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	+	+	+
Synergistic benefits – with more certainty with the policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
ENV4 To reduce the effect of traffic on the environment			

Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST 0	MT 0	LT 0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST +	MT +	LT +
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced?	ST ++	MT ++	LT ++

Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans			
The policy will be considerably more robust in reflecting these characteristics in planning decisions, consistent with requirements of the JCS and NPPF			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT

• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Generally positive impacts, the policy will be considerably more robust in reflecting these characteristics in planning decisions**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
	ST	MT	LT
Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective			
S2: To reduce poverty, inequality and social exclusion			
	ST	MT	LT
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District?			

• Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	0	0
The policy will not impact on the Objective			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
	ST	MT	LT
Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	0	0	0
The policy will not impact on the Objective			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need			
	ST	MT	LT
Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	0	0	0
The policy will not impact on the Objective			
S5: To improve the education and skills of the population overall			

Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			

S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	++	+	++
The importance of maintaining the distinct character of Places and avoiding coalescence with nearby settlements is well established in residents perceptions of neighbourhood – significant synergistic benefits			
Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of and satisfaction with the places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types?	ST	MT	LT
	++	++	++

Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups			
The policy will robustly apply a strategy that promotes a positive image of Hethersett, Wymondham and the district			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification?			
	ST	MT	LT

• Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	0	0	0
The policy will not impact on the Objective directly			
Summary of assessment against economic objectives **The policy will robustly apply a strategy that promotes a positive image of Hethersett, Wymondham and the district**			
Overall Conclusions **Important contribution to environmental and also economic and social Objectives.**			
Recommendations **No Changes**			

Policy DM 4.10	Protection of Trees and Hedgerows
	The Council will promote the retention and conservation of significant trees, woodlands and traditional orchards and will serve Tree Preservation Orders where necessary. **The Council will presume in favour of the retention of 'important' hedgerows as defined by the Hedgerows Regulations 1997.** **The Council will safeguard and promote the appropriate management of protected trees and hedgerows, unless the need for, and benefits of, a development clearly outweigh their loss.**

Assessment of the effects of the policy options against sustainability objectives	**Assessment**		
	ST	**MT**	**LT**
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value	++	++	++
The policy provides a clear expectation and will contribute to the Objective.			

ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	+	+	+
Some synergistic benefits – with more certainty with the policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
ENV4 To reduce the effect of traffic on the environment			
Decision-making criteria	ST	MT	LT

• Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV5: To improve air quality and minimise noise, vibration and light pollution			
Decision-making criteria	ST	MT	LT
• Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment			
Decision-making criteria	ST	MT	LT
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'	++	++	++

• Conservation Area Appraisals and management plans			
The policy will be considerably more robust and effectively builds on the requirements of the JCS and NPPF			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
Decision-making criteria	ST	MT	LT
• Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
Decision-making criteria	ST	MT	LT
• Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT

• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Generally neutral or positive impacts, the policy will be considerably more robust in DM planning decisions**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria • Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	ST 0	MT 0	LT 0

The policy will not impact on the Objective			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns	ST	MT	LT
	0	0	0

• Improving the level of school exam performance • Improving the vocational training amongst the working population			
The policy will not impact on the Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live			
	ST	MT	LT
	+/0?	+/0?	+/0?

The policy will not impact on the Objective significantly – some synergistic benefits to the satisfaction people have with the places they live?			
Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of and satisfaction with the places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC3: To encourage efficient patterns of movement in support of economic growth			

Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			

Summary of assessment against economic objectives **Neutral impact**
Overall Conclusions **Narrow impact but trees and hedgerows make an important contribution to environmental and place.**
Recommendations **No Changes**

Policy DM 4.11	Incorporating landscape into design
	Detailed development proposals must demonstrate a high quality of landscape design, implementation and management as an integral part of the new development. **The provision for new planted features (such as tree belts, hedgerows, wild flowers and specimen trees) is expected to form part of development proposals from their outset and should provide an appropriate landscape setting for the scheme.** **'Hard' landscape features (such as paving, kerb stones, street furniture, boundary treatments etc) will reflect locally distinctive character and styles where relevant; or innovative contemporary solutions reflecting local context and reinforcing or creating local distinctiveness and the setting of the development.** **Landscape schemes will be required to respect the character and distinctiveness of the local landscape and should ensure that any land remodelling respects the local topographic character in terms of height, slope, angle and character. Landscape schemes should be clearly and properly specified.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? • Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat	++	++	++

diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy can ensure proposals contribute to the Objective.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding Decision-making criteria • Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	ST	MT	LT
	+	+	+
Some synergistic benefits – with more certainty with the policy.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change • Will it encourage efficient use of energy? • Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST	MT	LT
	+	+	+
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria	ST	MT	LT

• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	++	++	++
The policy will be considerably more robust and effectively builds on the requirements of the JCS and NPPF. Clear expectations set			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources			
	ST	MT	LT
Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use			
	ST	MT	LT
Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice	0	0	0

• Water consumption per head			
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT
• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Generally neutral or positive impacts, the policy will be considerably more robust in DM planning decisions**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria	ST	MT	LT
• Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective			

S2: To reduce poverty, inequality and social exclusion Decision-making criteria • Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			

S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment Decision-making criteria • Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings			
	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			

S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport			
	ST	MT	LT
	0	0	0

The policy will not impact on the Objective			
S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0

The policy will not impact on the Objective significantly – some synergistic benefits			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST ++	MT ++	LT ++
Landscape can impact significantly on residents perceptions of quality in their neighbourhoods – some synergistic benefits to the satisfaction people have with the places in which they live			
Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of and satisfaction with the places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns • Reducing business premises vacancy rates • More VAT registered businesses in the District	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria	ST	MT	LT

• Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	+	+	+
The policy will not impact on the Objective			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST 0	MT 0	LT 0
The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST 0	MT 0	LT 0
The policy will not impact on the Objective directly			

EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	0	0	0
The policy will not impact on the Objective directly			
Summary of assessment against economic objectives **Neutral impact**			
Overall Conclusions **Narrow impact but the incorporation of landscaping can make an important contribution to environmental and social perceptions of place.**			
Recommendations **No Changes**			

Policy DM 4.11	Heritage Assets
Preferred option	**All development proposals must have regard to the historic environment and take account of the contribution heritage assets make to character of an area and its sense of place, defined by reference to the national and local evidence base relating to heritage.** **Change of use, alterations and extensions or that otherwise affecting the setting or character of a designated heritage asset, must have regard to and positively respond to, the significance of any designated heritage assets that may be affected.** **Proposals must sustain, enhance and better reveal the significance of the asset and make a positive contribution to local distinctiveness.** **Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.** **Proposals which adversely affect the significance of a heritage asset will only exceptionally be permitted where clear and convincing justification is provided and:** **a) Substantial public benefits arise from the proposal; and** **b) Retention of the asset in its existing use or form is unsustainable and no viable alternatives can be identified.**

Assessment of the effects of the policy options against sustainability objectives	Assessment		
	ST	MT	LT
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation Decision-making criteria • Will nature conservation sites of international, national and local value be adversely affected by development of the site? • Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development?	+	+	+

• Will it adversely affect sites of geological interest? • Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity? Indicator-based concerns • Ability to enhance and protect SSSIs, County Wildlife Sites and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
The policy is consistent with this Objective			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding			
Decision-making criteria	ST	MT	LT
• Will development (of the site) minimise the risk of flooding? • Will it help reduce the vulnerability of agriculture to changes in weather patterns? • Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 • Does it encourage habitat relocation or compensation? • Does the proposal make use of SUDS? Indicator-based concerns • Reducing the number of planning applications permitted in flood zones • Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
The policy will not impact on the Objective significantly			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change			
• Will it encourage efficient use of energy?	ST	MT	LT

• Is it promoting a sequential approach to the pattern of development? • Will it reduce the emissions of greenhouse gases, including from energy and traffic? • Will it increase the use of renewable energy sources? Indicator-based concerns • Improving the provision of renewable energy generating schemes • Reducing carbon dioxide emissions across the district	?	?	?
The policy will not impact on the Objective very significantly – SPD will address the detail of introducing renewable energy in the historic context where some conflicts exist			
ENV4 To reduce the effect of traffic on the environment Decision-making criteria • Will it reduce traffic volume or congestion? • Will it reduce the need to travel? • Will it reduce the effect of HGV traffic on people and environment? • Will it increase the % of journeys using non-car modes? Indicator-based concerns • Encouraging the use of non-car modes of transport	ST ++/?	MT ++/?	LT ++/?
Synergistic benefits – accommodation of transport requirements must be tempered with consideration of the impact on the historic environment.			
ENV5: To improve air quality and minimise noise, vibration and light pollution Decision-making criteria • Will it reduce emissions of atmospheric pollution? • Will it improve air quality? • Can it improve the ambiance of local areas? Indicator-based concerns • Minimising the instances of particulate, NO2 pollution • Trying to avoid the need for Air Quality Management Areas	ST +	MT +	LT +

The policy will not impact on the Objective significantly – some synergistic benefits			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment Decision-making criteria • Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? • Will the site make a positive contribution to the local area, and enhance the character of local landscapes? • Will it reduce the amount of derelict, degraded and under-used land? • Will the District's heritage be preserved and/or enhanced? Indicator-based concerns • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans	ST	MT	LT
	++	++	++
The policy sets clear expectations for DM processes and will more robustly relate to the SPD to effectively build on the requirements of the JCS and NPPF.			
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources Decision-making criteria • Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources? Indicator-based concerns • % of new dwellings built on previously developed land	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use	ST	MT	LT

Decision-making criteria • Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD Indicator-based concerns • Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head	0	0	0
The policy will not impact on the Objective significantly			
ENV9: To minimise the production of waste and increase recycling			
Decision-making criteria	ST	MT	LT
• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products? Indicator-based concerns • Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted	0	0	0
The policy will not impact on the Objective significantly			
Summary of assessment against environmental objectives **Important positive impacts which together with the SPD will be considerably more robust in DM planning decisions.**			
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home			
Decision-making criteria	ST	MT	LT

• Will it reduce homelessness? • Will it reduce housing need and ensure housing provision addresses the needs of all? • Will it increase the range and affordability and quality of housing stock for all social groups? Indicator-based concerns • Affordable housing completions per year against overall housing completions • Reducing the number of unfit private sector dwellings	0	0	0
The policy will not impact on the Objective directly, though enhancement of heritage assets could provide for decent homes			
S2: To reduce poverty, inequality and social exclusion			
Decision-making criteria	ST	MT	LT
• Will it reduce poverty and social exclusion in those areas most affected? • Will it improve the level of activity available to young people in the District? • Will it support the development of Social Cohesion? • Will it help to reduce levels of deprivation? Indicator-based concerns • % of the population living in the most deprived super output areas of the country • Reducing the numbers of people unemployed	0	0	0
The policy will not impact on the Objective			
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment			
Decision-making criteria	ST	MT	LT
• Will it reduce unemployment overall? • Will it improve earnings? • Will it improve access to employment and help to create a better housing-jobs balance? Indicator-based concerns • % of the population of working age in employment • Improving the level of average earnings	0	0	0
The policy will not impact on the Objective directly			

S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need Decision-making criteria • Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? • Will it improve access to employment opportunities? Indicator-based concerns • Improving the effectiveness of public transport to service public facilities • Encouraging the use of non-car modes of transport	ST	MT	LT
	0	0	0
The policy will not impact on the Objective			

S5: To improve the education and skills of the population overall Decision-making criteria • Will it improve qualifications and skills of young people? • Will it improve access to schools / education facilities for communities? • Will it encourage opportunities for vocational skills training and improve local links with the workplace? • Will it encourage lifelong learning and training? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			

S6: To improve the health of the population overall Decision-making criteria • Will it improve life expectancy? • Will it improve access to high quality health facilities? • Will it encourage healthy lifestyles? How? Indicator-based concerns • Improving the level of school exam performance • Improving the vocational training amongst the working population	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly			

S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity Decision-making criteria • Will it reduce actual levels of crime?/ fear of crime? • Will it encourage engagement in community activities? • Will it contribute towards creating mixed and balanced communities? Indicator-based concerns • Levels of crime and the community's general fear of crime • Ability to create mixed and participative communities, e.g. through election turnout	ST	MT	LT
	0	0	0
The policy will not impact on the Objective significantly – some synergistic benefits			
S8: To improve the quality of where people live • Will it improve satisfaction of people with their neighbourhoods? Indicator-based concerns • Residents' perception of the quality of their neighbourhoods as places to live	ST	MT	LT
	++	++	++
Heritage assets are important to the perceptions of residents as to the quality in their neighbourhoods – some synergistic benefits to the satisfaction people have with the places in which they live. Heightened with locally focussed policy.			
Summary of assessment against social objectives **Generally neutral although the policy could play a significant part in improving the quality of and satisfaction with the places where people live**			
EC1: To encourage sustained economic growth Decision-making criteria • Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? • Will it help retain existing businesses? • Will it aid farming diversification? • Will it increase the vitality and viability of Town Centres? Indicator-based concerns	ST	MT	LT
	+/-?	+/-?	+/-?

• Reducing business premises vacancy rates • More VAT registered businesses in the District			
The policy offers synergistic benefits and potential conflict and constraint on economic growth – the level of neglect or care for the historic environment can be very influential on image of the authority and of town centres and upon investment decisions.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District Decision-making criteria • Will it provide for a variety of locations for businesses? • Will it add to a ready supply of employment premises? • Is it supporting targeted emerging employment types? Indicator-based concerns • Assessing the availability of employment land across the District • Business start ups	ST +/-?	MT +/-?	LT +/-?
The policy offers synergistic benefits and potential conflict and constraint on economic growth – the level of neglect or care for the historic environment can be very influential on image of the authority and area and upon investment decisions.			
EC3: To encourage efficient patterns of movement in support of economic growth Decision-making criteria • Will it encourage the development of local employment locations/jobs? • Is it located so as to minimise the journey to work? • Will it enhance a group of existing employment generating uses? • Will it encourage mixed use or live / work? • Will it reduce journey times between key employment/service areas? Indicator-based concerns • Travel-to-work by mode data • Reducing the reliance on accessing the workplace via private car	ST 0	MT 0	LT 0

The policy will not impact on the Objective			
EC4: To improve the social and environmental performance of the economy Decision-making criteria • Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?	ST	MT	LT
	+	+	+
The policy offers synergistic benefits and potential conflicts and constraint on economic growth – the level of neglect or care for the historic environment can be very influential on image of the authority and of town centres and upon investment decisions. Detailed guidance helps balance economic and heritage factors e.g. guidance on signage in the historic environment			
EC5: To improve economic performance in rural areas Decision-making criteria • Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential? Indicator-based concerns • Planning permissions granted for business use outside towns	ST	MT	LT
	+	+	+
Synergistic benefits – a significant number of heritage assets survive in the rural area			
Summary of assessment against economic objectives **The policy offers potential synergistic benefits and potential conflicts and constraints on economic growth – the level of neglect or care for the historic environment can be very influential on image of the area and upon economic development investment decisions. Simple policy backed up with detailed SPD and advice helps balance economic and heritage factors**			
Overall Conclusions **The policy offers a significant potential contribution to the environment and economic SA Objectives, however, there are potential conflicts between economic and environmental objectives. The clear statement of expectations in the policy together with appropriate further detailed**			

SPD and guidance offer the most robust and useful approach to securing sustainable development.