SOUTH NORFOLK COUNCIL

DRAFT SUSTAINABILITY APPRAISAL REPORT FOR THE SITE SPECIFIC ALLOCATIONS AND POLICIES DOCUMENT

September 2013

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Non-Technical Summary

Background

0.1 The Site Specific Allocations and Policies Document forms part of the South Norfolk Local Plan and sets out chosen sites for the development of and use of land within the District, excluding Wymondham, Long Stratton and Cringleford (for which separate arrangements are being made). The Local Plan is being produced in accordance with the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011.

0.2 European Directive 2001/42/EC requires the identification and evaluation of the environmental impacts of certain plans through a Strategic Environmental Assessment (SEA), the aim of which is to ensure that a high level of protection is given to the environment. The Planning and Compulsory Purchase Act 2004 (as amended) extends the requirements of the European Directive by requiring the preparation of Sustainability Appraisal reports to also take into consideration social and economic concerns. Sustainability Appraisal (SA) is a statutory requirement of plan making and South Norfolk Council has therefore prepared a SA Report for the Site Specific Allocations and Policies document in accordance with European Directive 2001/42/EC.

0.3 The preparation of the SA has been an iterative process to support the preparation of the sites document and has also followed guidance in the DCLG Plan Making Manual (2010).

Sustainability Appraisal Scoping Report (2010)

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

0.5 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. Finally the scoping report also provides a framework and set of objectives for the assessment of all sites and policies in the Site Allocations and Policies document.

0.6 The SA Scoping Report was consulted upon widely with both statutory consultees and a number of other organisations. The 2010 consultation on the scoping report provided useful feedback on the key environmental, economic and social factors which have helped to shape the development of the South Norfolk Local Plan Documents. Consultation comments were considered carefully and as a result some minor amendments were made to the Sustainability Appraisal framework and objectives.

Review of Literature, Plans, Programmes and Policies

0.7 The South Norfolk Local Plan Documents, including the Site Specific Allocations and Policies Document are influenced by other plans, policies and programmes. Not only does the document need to be developed in conformity to international and national guidance it also needs to be developed with a broad range of sustainability objectives.

0.8 The SA Scoping Report reviewed a wide range of relevant European, national, regional and local documents. As part of this review, the following key implications/considerations were identified (all being key elements of the adopted Joint Core Strategy):

- 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.

0.9 One change to planning policy of particular note during the preparation of the South Norfolk Local Plan Documents and the SA has been the publication of the National Planning Policy Framework (NPPF) in March 2012. This superseded and streamlined previous national planning guidance (principally Planning Policy Statements); however the key objectives of national planning guidance remain largely unaltered. The NPPF introduced a “presumption in favour of sustainable development”, and the explicit requirement to demonstrate that documents are viable. In addition to the NPPF, the Localism Act (2011) also abolished the regional tier of governance from the planning system and revoked the East of England Regional Spatial Strategy.

Baseline Information: Social, Environmental and Economic

0.10 Environmental, economic and social information was gathered to provide a baseline of the current situation within the district. This information includes a spatial portrait of South Norfolk, information on the environment and landscape, water resources, waste, energy resources, education, the economy, transport provision and access to services. A "business as usual" evolution of the baseline has also been prepared; the conclusion being that with the adopted Core Strategy in place, the baseline evolution would not be significantly different without the implementation of South Norfolk Local Plan Documents such as the Site Specific Allocations and Policies document.

Key Sustainability Issues and Opportunities

0.11 The review of the plans, policies and programmes together with the baseline data has highlighted a number of key sustainability issues and opportunities which could affect development within South Norfolk. These have been fully taken into consideration through the preparation of the South Norfolk Local Plan documents, including the Site Specific Allocations and Policies document. The key points identified are:

- South Norfolk has a wealth of natural assets and historic assets which need to be protected from development pressures and enhanced.
- There is a lack of previously developed land within the district, so much of the new development will need to be on greenfield land.
- There are high levels of motor vehicle use within the district, with a need for modal shift to non-car transport to occur.
- More jobs should be located closer to centres of population, reducing the dependence on the private car.
- Household sizes within South Norfolk are becoming smaller and individuals are living longer.
- There are significant pockets of deprivation within the area, particularly affecting rural communities.
- There is a need to provide improved access to the countryside and local greenspaces.
- There is a need to improve the quality of both new and existing housing stock.
- There is currently an unbalanced workforce, with graduates frequently taking up intermediate jobs, presenting difficulties for those with lower qualifications from accessing work.

The Sustainability Appraisal Framework

0.12 A SA Framework was developed having regard to the key issues and opportunities identified above and this was consulted on through the Scoping Report in 2010. The Framework was based around a number of objectives and indicators and represents a recognised approach to the assessment of the environmental, economic and social impacts resulting from a plan, it also allows the comparison of individual policies and allocations. The SA Framework is shown in Table 0.1 below:

Table 0.1 – Environmental, Social & Economic Objectives

Environmental Objectives	
ENV 1	To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation
ENV 2	To limit or reduce vulnerability to climate change, including minimising the risks from flooding
ENV 3	To maximise the use of renewable energy solutions and reduce contributions to climate change
ENV 4	To reduce the effect of traffic on the environment
ENV 5	To improve air quality and minimise noise, vibration and light pollution
ENV 6	To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment
ENV 7	To minimise the loss of undeveloped land and conserve and improve the quality of soil resources
ENV 8	To improve water qualities and provide for sustainable sources of supply and sustainable use
ENV 9	To minimise the production of waste and increase recycling
Social Objectives	
S 1	To provide everybody with the opportunity to live in a decent, suitable and affordable home
S 2	To reduce poverty, inequality and social exclusion
S 3	To offer opportunities for all sections of the population to have rewarding and satisfying employment
S 4	To improve accessibility to essential services, facilities and the workplace, particularly for those most in need
S 5	To improve the education and skills of the population overall
S 6	To improve the health of the population overall

S 7	To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity
S 8	To improve the quality of where people live
Economic Objectives	
EC 1	To encourage sustained economic growth
EC 2	To encourage and accommodate both indigenous and inward investment promoting a positive image of the District
EC 3	To encourage efficient patterns of movement in support of economic growth
EC 4	To improve the social and environmental performance of the economy
EC 5	To improve economic performance in rural areas

0.13 For the purposes of the Site Specific Allocations and Policies document it was considered that not all of the SA objectives were directly relevant, therefore some objectives (ENV 9, S3, S5 and EC4) were scoped out as shown in Chapter 9 of the main SA report.

Testing the Site Specific Allocations and Policies Document Objectives against the Sustainability Appraisal Framework

0.14 The Council used the SA Framework to test the objectives of the Site Specific Allocations and Policies document. This showed that there is generally a high level of compatibility and most of the document objectives have a neutral or positive effect on meeting the SA Framework objective. The few potential conflicts are related to the allocation of land for new development with potential impacts on environmental protection considerations, areas of flood risk, environmental impacts of traffic generation, the distinctiveness of townscapes and landscapes, minimising the loss of undeveloped land and impacts on water quality. These potential conflicts can be addressed and mitigated through the SA process.

Assessing Site Sustainability

0.15 In total over 1,700 individual sites were taken through a site assessment process. Each site was assessed on its own merits against a detailed site checklist. The checklist included 39 different criteria grouped under a number of main headings as shown below. To ensure that the site assessment process itself was robust an SA of the site assessment criteria was undertaken.

- **Location principles** (relationship to settlement hierarchy and settlement boundaries);
- **Existing land use policies** (such as whether a site falls within a Primary Shopping Area);
- **Undeveloped land** (whether the site is brownfield/greenfield and the agricultural land classification);
- **Landscape/ Townscape/ Historic environment designations** (such as whether the site is close to a Conservation Area or Scheduled Monument);
- **Current land use** (whether the site is in use or vacant);
- **Ecology/biodiversity** *(*for instance, whether the site is close to a Site of Special Scientific Interest);
- **Contamination/pollution** (whether any is known to be present);
- **Flood risk** *(*whether the site is within Flood Zone 1, 2 or 3)
- **Hazardous zone** (whether the site falls within a hazardous zone as defined by the Health & Safety Executive)
- **Public transport access** (whether the site is within 800m of a bus service to a market town or Norwich)
- **Utilities** (whether known to be in place or inadequate)
- **Access to local services** (whether the site has access to 0, 1-4, or 5 local services (such as school, bus service, healthcare and food store))
- **Other material considerations such as site availability** (whether the site is being actively promoted, and whether multiple landowners are involved)

0.16 The results of the individual site assessment were shown in a 'traffic light' assessment table where major constraints were shown as red, less serious impacts shown as amber and no direct impacts shown as green. However, this is merely illustrative of the issues considered when assessing sites. It would be over-simplistic to assume that a site with more green results would automatically be preferred over a site with several red or amber results. Professional judgement was also used to assess each site on its own merits, considering what mitigation would be required to make the site acceptable and whether this mitigation would be likely to result in a viable development.

0.17 Each assessed site has a section with overall comments, within which the conclusion on the acceptability (or otherwise) on the site is been reached. This balances consideration of all the criteria scores in reaching the conclusion.

0.18 The site assessment process led to the identification of preferred options sites for housing, employment and other uses in line with the settlement hierarchy set out in the Joint Core Strategy (JCS), which were consulted on through the Preferred Options consultation in 2012. In the rural area the Council was also able to identify and consulted upon 'reasonable alternative sites' for housing which also scored well against the checklist. No reasonable alternatives were identified in the Norwich Policy Area but sites for housing that scored well against the assessment checklist but were not preferred options were considered as part of the 'floating 1800 – smaller sites allowance' required by Policy 9 of the JCS.

Overall Effects of the Site Specific Allocations and Policies document

0.19 The Site Specific Allocations and Policies document should not be considered in isolation from the JCS. The quantum and distribution of growth set out in the JCS (via the settlement hierarchy) means that the 'big' decisions (and related impacts) relating to the scale and general location of growth have already been determined. In South Norfolk this means accepting the principle of allocating a substantial number of rural greenfield sites due to the lack of brownfield sites.

0.20 The overall sustainability effects of the Site Allocations and Policies document have been assessed in two ways. Firstly the effects of each site were predicted and evaluated individually. The sites which performed best in this evaluation were then proposed for allocation and the overall effects on each settlement/parish were also predicted and evaluated.

Short-term effects

0.21 Most of the impacts resulting from the Site Specific Allocations and Policies document will be permanent; however there will be some short term impacts whilst construction is taking place e.g. noise, dust and HGV movements. The potential extraction of sand and gravel from a site prior to the commencement of a development could be viewed as a positive short term effect, particularly if used in on-site construction activity.

Medium and long-term effects

0.22 Once built out, a new development site has a different set of impacts, most of which will last into the foreseeable future, and be permanent.

0.23 Whilst in some settlements a new allocation (or allocations) might be accommodated on an infill-type site, with relatively little impact on form and character, in others the most suitable sites to allocate require expansion of the development boundary into what has historically been open countryside, with loss of agricultural land and potential adverse impacts on the character of the settlement, countryside and landscape. Other longer-term effects will include additional demand for fresh water, gas and electricity and increased production of waste water.

0.24 It is inevitable that there will be an increase in car-usage in most of the new allocation sites. However, particular effort has been made to try to allocate sites which are close to public transport links (principally buses) and which are accessible to schools, jobs and services by walking and cycling means to minimise the need for car-usage.

0.25 There will be some positive environmental benefits, however. These include, in certain potential settlements, new allocations that may enable key population 'thresholds' to be exceeded such that a useful service could be (re)introduced (such as a daily bus service to the nearest large settlement or a new village shop) or supported (such as helping to ensure the continued viability of the local primary school).

Cumulative and synergistic effects

0.26 The JCS SA considered potential cumulative/synergistic effects of JCS policies and the potential impacts on water quality and biodiversity were considered to be of particular importance.

0.27 Other cumulative effects will also be likely to occur on the implementation of the Site Specific Allocations and Policies document alongside the Wymondham and Long Stratton Area Action Plans, the Cringleford Neighbourhood Plan and the Norwich City Local Plan. Together these could include pressure on local services and infrastructure such as water supply, wastewater treatment capacity and major transport junctions. Some cumulative impacts could be positive such as enabling thresholds for key services to be reached.

Consideration of Alternatives

0.28 Consideration of alternatives has been a fundamental element in the development of the Site Specific Allocations and Policies Document. An initial screening of the 'long list' of sites discounted all sites in a Smaller Rural Community which were not within 400m of a development boundary or built up area of a neighbouring higher-order settlement, as such sites do not conform with JCS Policy 17 (which does not allocate any land in Smaller Rural Communities for development). All other submitted sites were therefore assessed as potentially acceptable allocations.

0.29 Policy 9 of the JCS allocates a minimum of 1800 dwellings to "smaller sites in the [South Norfolk] part of the Norwich Policy Area and possible additions to named growth locations". Each potential site submitted in the South Norfolk part of the NPA was considered on its own merits as part of the Site Specific Allocations and Policies Document and consulted on in the Preferred Options iteration, apart from those in Wymondham and Long Stratton, which will be covered by Area Action Plans and Cringleford, for which a Neighbourhood Plan is being prepared.

0.30 A not insignificant number of alternative options have therefore been considered, and consulted on publicly, before finalising the Pre-Submission Site Specific Allocations and Policies Document.

Mitigation Measures

0.31 Key mitigation measures to support the overall level of growth in South Norfolk have been considered as an integral part of the Joint Core Strategy (JCS) and also the Site Specific Allocations and Policies document. The Norwich Area Growth Area Infrastructure Needs and Funding Study (December 2007) and the Local Investment Plan and Programme (which is updated on a six-monthly basis) identify and prioritise key strategic measures. This includes elements such as major transport improvements (at the Thickthorn junction, for instance), the need for various new schools, improved green infrastructure, utilities upgrades and new community facilities. Where particularly relevant (mainly for the larger sites), the need to contribute towards larger pieces of infrastructure is mentioned in individual site policies.

0.32 The JCS provides for a range of improvements required for strategic provisions of transport, green infrastructure and utilities, to be funded by a combination of developer contributions, utility providers, Norfolk County Council and the Highways Agency.

0.33 Site-specific mitigation measures have been considered as an integral part of assessing the suitability of sites. The allocation of selected sites in sustainable locations in the Site Allocations and Policies document is intended to minimise the potential adverse impacts of development. In cases where necessary and appropriate mitigation is not thought to be achievable, that site cannot be allocated. Where measures are required to prevent, reduce or offset any significant adverse effects of developing a site, these are included in the individual site policy.

0.34 Although each site's mitigation requirements differ, common mitigation measures required for allocated sites include elements such as:

- the need for appropriate boundary landscaping (on sites which will extend the footprint of a settlement into the countryside) to provide a 'soft' edge;
- the need for improved wastewater capacity to be addressed prior to the development commencing;
- contributions to maintaining, protecting and improving green infrastructure;
- the need for appropriate non-car egress/access to the site; and/or
- the need to consider, where relevant (on larger sites only) whether extraction of sand and gravel prior to development taking place is feasible and deliverable.

Monitoring of Significant Effects

0.35 The monitoring regime for the Sustainability Appraisal of the Site Allocations and Policies document will track the same indicators as the other South Norfolk Local Plan documents (including the Joint Core Strategy).

0.36 To monitor the evolution of the effects the Site Specifics Allocations and Policies Document will have on the baseline information (monitored through indicators), the focus will be on use of public transport as well as walking and cycling as a means to access services, facilities and employment and to monitor the impacts on landscape, townscape and historic character associated with growth. Clearly the delivery of housing and employment land will continue to be monitored (as it has been for decades).

1. Introduction

Terms of Reference

1.1 This is the Draft Sustainability Appraisal Report for the Site Specific Allocations and Policies document incorporating the requirements of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

Purpose of the Sustainability Appraisal Report

1.2 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

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

1.4 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 Site Specific Allocations and Policies document.

Table 0.1: 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
	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	August 2010

	the SA	
SA/SEA Stage	**SA Tasks**	**When**
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 Pre-submission Local Plan Document	September 2013
	B4: Evaluating the effects of the Pre-Submission Local Plan Document	September 2013
	B5: Considering ways of mitigating adverse effects and maximising beneficial effects	September 2012 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 2013
Stage D: • Publication of the DPD and	D1: Public participation on the Issues and Options DPD and the SA Report	November-December 2013

the SA Report	D2(i): Appraising significant changes	December 2013-February 2014

Limitations of the SA/SEA

1.5 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

1.6 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 Site Specific Allocations and Policies Document and SA/SEA (Task A1);
- **Section 5** describes the sustainability baseline conditions for the South Norfolk Council area, and also details the likely evolution of the baseline without the implementation of the Site Specific Allocations and Policies Document (Task A2);
- **Section 6** identifies the main sustainability issues and problems for South Norfolk (Task A3);
- **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 to be used to assess the proposed sites in the Site Specific Allocations and Policies Document options and policies, presents the findings from the compatibility test between the Site Specific Allocations and Policies Document objectives and SA/SEA objectives (Task B1);
- **Section 10** provides details of the Site Specific Allocations and Policies Document options considered (Task B2);

- **Section 11** presents the results of the appraisal of the Site Specific Allocations and Policies Document (Tasks B3 & B4);
- **Section 12** presents the mitigation recommendations developed as a result of the appraisal to strengthen the Site Specific Allocations and Policies Document (Task B5); and
- **Section 13** 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 Site Specific Allocations and Policies Document. Guidance on carrying out 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.

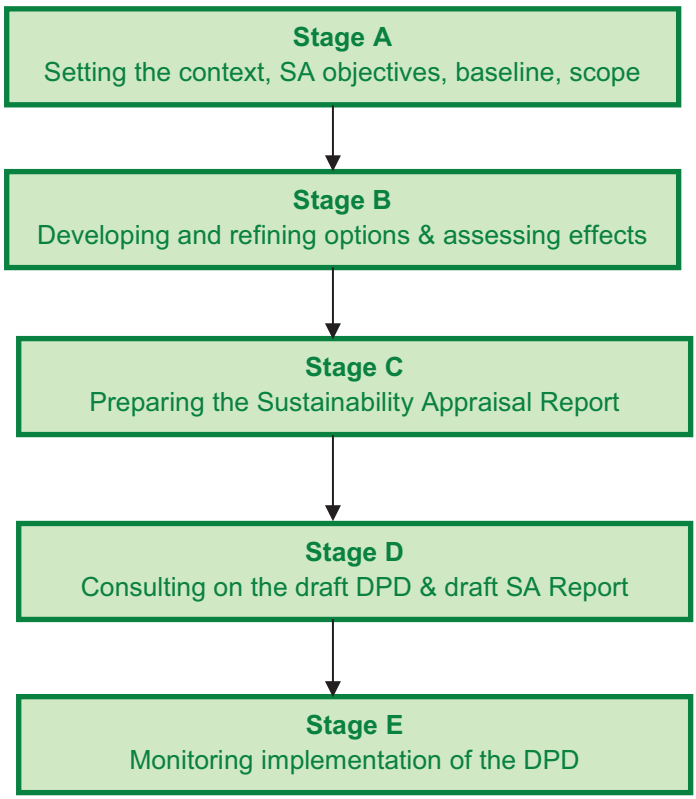
Approach to the SA/SEA Process

2.3 In applying the SA/SEA to the Site Specific Allocations and Policies 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 robust and 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' see Figure 2.1 below:

Figure 2.1: 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 September 2012 as part of the Preferred Options stage. This draft SA Report builds on this and consultation on the Pre-Submission Site Specific Allocations and Policies document and this draft SA Report will run from the 1 November 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 2.2: 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 and Appendix 2
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 Appendix 1, 6 and 7
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 10
A description of the measures envisaged concerning monitoring in accordance with Article 10	Section 13
A non-technical summary of the information provided under the above headings	Start of Report

3. South Norfolk Local Plan Context

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 also 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 JSC runs to the end of March 2026.

South Norfolk Local Plan Documents

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** (*the subject of this SA*), which covers the whole of South Norfolk, apart from the areas detailed below in Long Stratton, Wymondham and Cringleford;
- The **Long Stratton Area Action Plan**, which will guide development and change in the village, including delivering a minimum of 1800 dwellings and a Long Stratton Bypass;
- The **Wymondham Area Action Plan**, 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 **Development Management Policies Document**, which will contain a suite of policies (alongside JCS policies) to help determine how the Council will carry out its development management responsibilities to promote sustainable development in the district.

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

Cringleford Neighbourhood Plan

3.6 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 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 of the Neighbourhood Plan.

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

4.1 The sustainability appraisal guidance reflects the need for the Local Planning Authority to take into account the relationships between a Local Plan document 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 document. 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 South Norfolk Local Plan should be included.

4.4 Since the Scoping Report was published in 2010 the National Planning Policy Framework (NPPF) has been published in March 2012, superseding 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 & 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) • Sustainable Communities Plan: Building for the future (2003) • 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)
- 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 sites in the Site Specific Allocations and 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
Sexton Wood	Broadleaved, mixed and yew woodland - lowland

SSSI name	*Habitat*
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

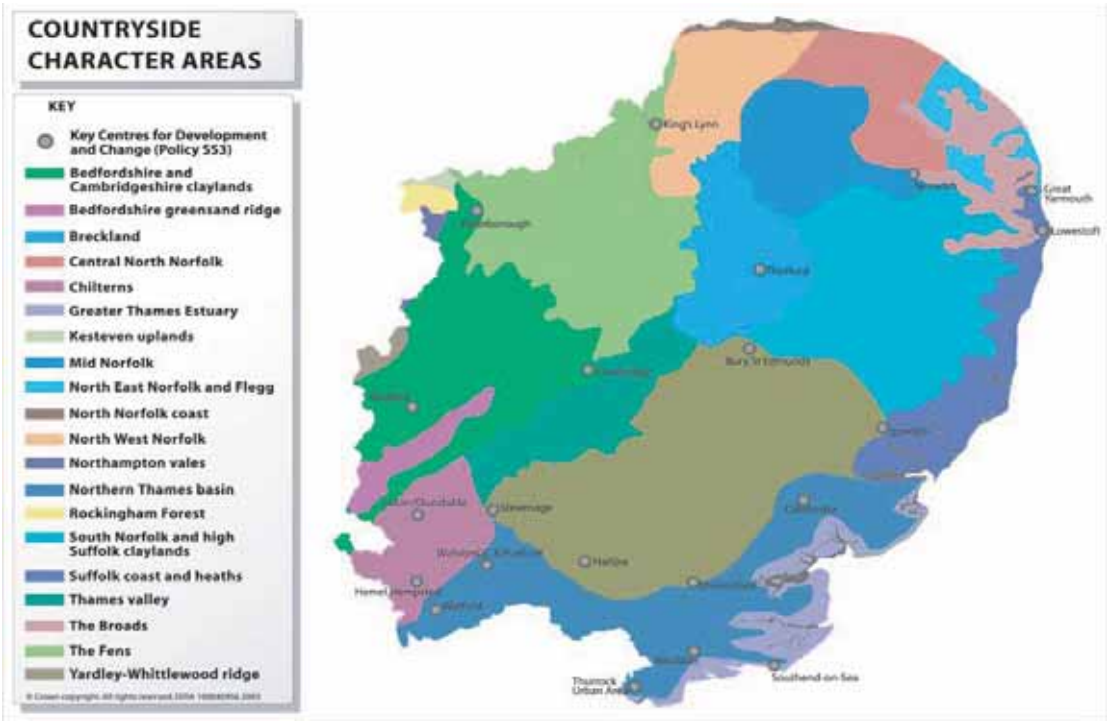


Figure 5.1: Natural England National Landscape Character Areas. *Source: East of England Plan (2008)*

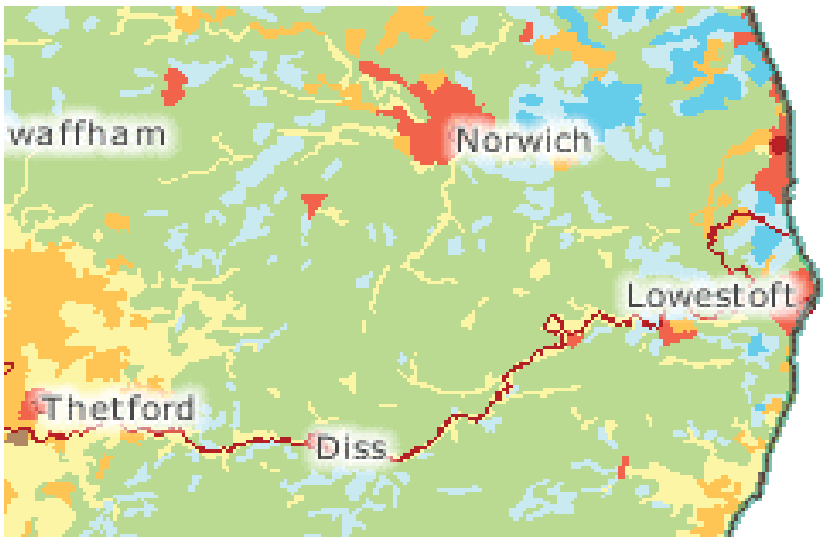
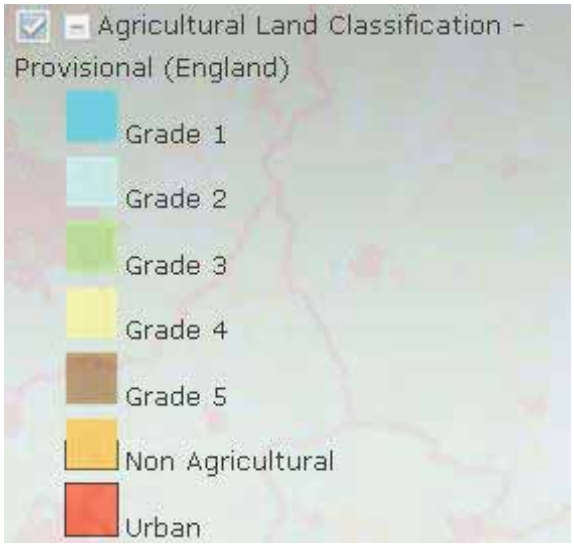


Figure 5.2: Agricultural Land Classification. *Source: www.magic.gov.uk*



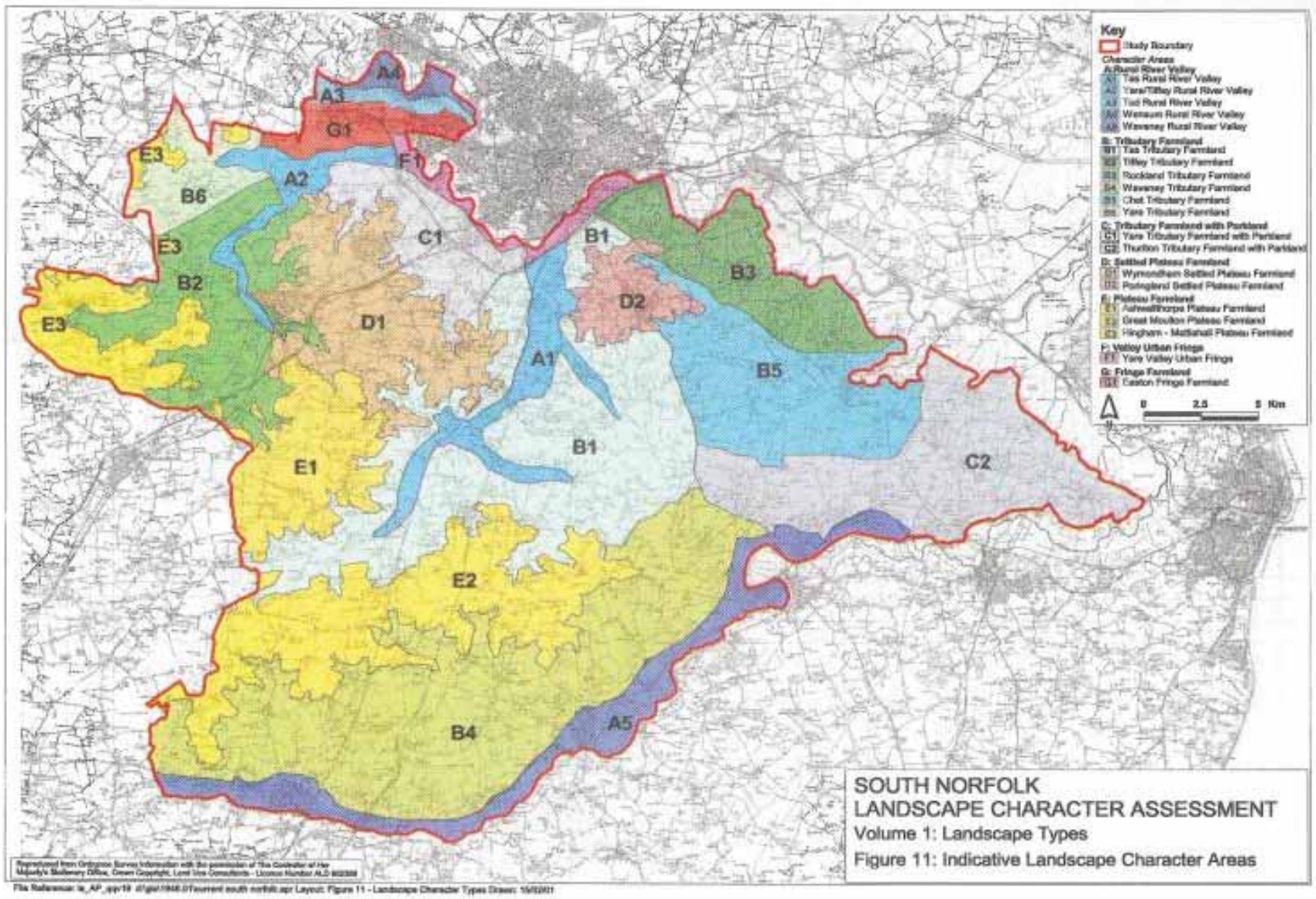


Figure 5.3: Landscape Types and Character Areas of South Norfolk. *Source: South Norfolk Landscape Assessment (2001)*

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.

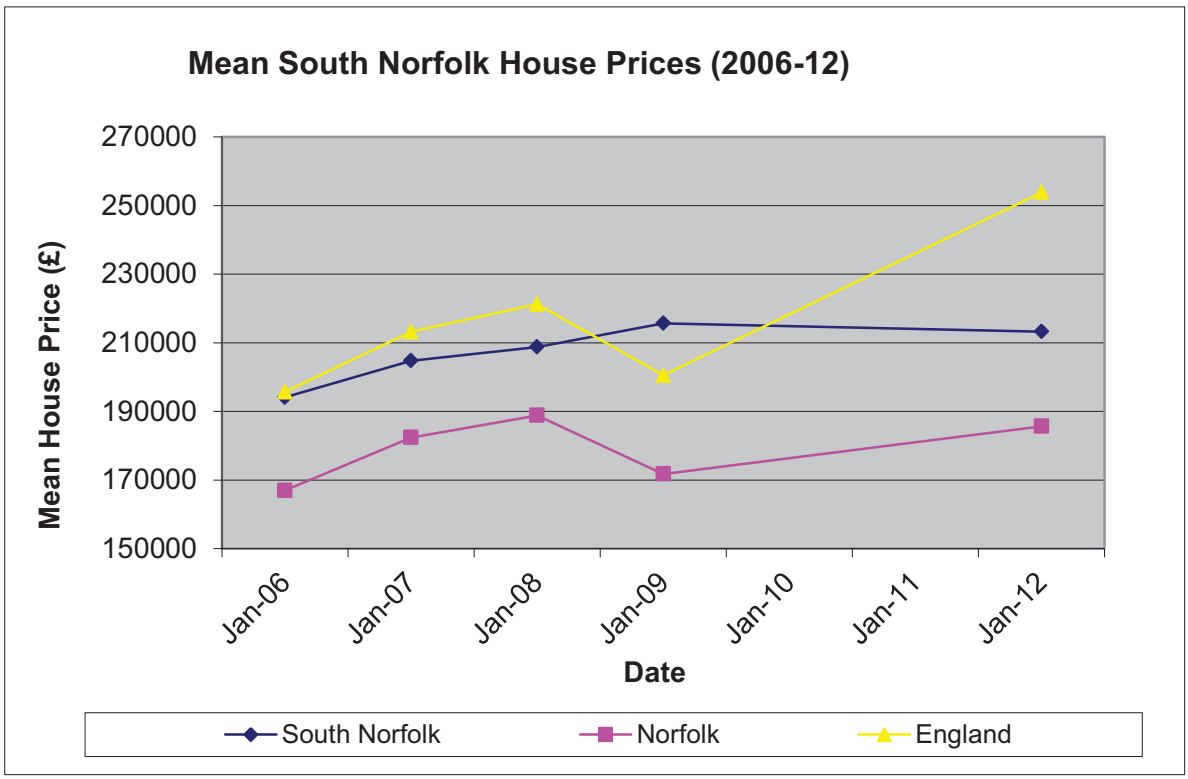
5.19 Housing within the district is predominantly owner-occupied (79%). 335 Affordable Homes had been delivered by South Norfolk, by the end of March 2013, against the three year target of 500 for the period 2011-2014. Characterised by a large proportion of older, rural housing stock, South Norfolk has 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 5.1 *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 bridleways. 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.

5.31 In conclusion, the strategic framework for development within South Norfolk is set in the adopted Joint Core Strategy. Even in the absence of the Site Specific Allocations and Policies Document, development is likely to continue in similar vein, with most growth being focused on the larger settlements (such as Costessey and Diss). One factor which may alter this dynamic slightly would be if South Norfolk does not have a five-year supply of deliverable housing sites. In such a scenario, it may be that additional planning permissions are granted which could mean settlements receiving substantially more than the minimum number of dwellings allocated to them in the JCS, with acknowledged harm (e.g. to landscape) being insufficient to justify a refusal of planning permission unless the harm “significantly and demonstrably outweigh the benefits” (paragraph 14, NPPF).

6. Task A3- Sustainability Issues

6.1 The identification of key sustainability issues presents an opportunity 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 accessible settlements are to be achieved.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• 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 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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• 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 Natural Resources and Climate	**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. • 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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Global Environment and Local Resources The Urban Environment	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 and Climate Water and Soil / Land Air	**Natural 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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Global Environment and Local Resources	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 Natural Resources and Climate Population and Human Health	**Transport** • 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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Urban Environment	• 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 and Climate	**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, o 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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	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: o Education and attainment o Income deprivation o Health and environmental quality o Crime o 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	**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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Urban Environment	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.
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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• 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. • 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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	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 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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
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. • 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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• 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 Health The Global Environment and Local Resources	**Growth** • 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.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• 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.
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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	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. • 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 – Sustainability Appraisal Framework

7.1 The Sustainability Appraisal 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 in 2010 (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 and Long Stratton Area Action Plans 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 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 South Norfolk Site Specific Allocations and Policies Document Objectives against the Sustainability Appraisal Framework

9.1 For the purposes of the assessment of sites as part of the Site Specific Allocations and Policies Document it was considered that not all of the SA Objectives were directly relevant. Therefore some objectives were scoped out as shown (with reasons) by the lighter text in Table 9.1 below.

Table 9.1 – Environmental, Social & Economic Sustainability Appraisal Objectives

Environmental Objectives		Reason for scoping out
ENV 1	**To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation**	
ENV 2	**To limit or reduce vulnerability to climate change, including minimising the risks from flooding**	
ENV 3	**To maximise the use of renewable energy solutions and reduce contributions to climate change**	
ENV 4	**To reduce the effect of traffic on the environment**	
ENV 5	**To improve air quality and minimise noise, vibration and light pollution**	
ENV 6	**To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment**	
ENV 7	**To minimise the loss of undeveloped land and conserve and improve the quality of soil resources**	
ENV 8	**To improve water qualities and provide for sustainable sources of supply and sustainable use**	
ENV 9	To minimise the production of waste and increase recycling	Not considered to have a direct impact on site assessment. Where relevant, waste production would be a consideration at the planning application stage within the context of Joint Core Strategy

		Policy 1
Social Objectives		
S 1	**To provide everybody with the opportunity to live in a decent, suitable and affordable home**	
S 2	**To reduce poverty, inequality and social exclusion**	
S 3	To offer opportunities for all sections of the population to have rewarding and satisfying employment	Not considered to have a direct impact on site selection. These aspects are covered by Objectives S 4, and EC 1, 2, 3 and 5
S 4	**To improve accessibility to essential services, facilities and the workplace, particularly for those most in need**	
S 5	To improve the education and skills of the population overall	Not considered to have a direct impact on site selection. These aspects are covered by the range of services referred to in Objective S 4
S 6	**To improve the health of the population overall**	
S 7	**To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity**	
S 8	**To improve the quality of where people live**	
Economic Objectives		
EC 1	**To encourage sustained economic growth**	
EC 2	**To encourage and accommodate both indigenous and inward investment promoting a positive image of the District**	
EC 3	**To encourage efficient patterns of movement in support of economic growth**	

EC 4	To improve the social and environmental performance of the economy	Not considered to have a direct impact on site selection. Covered by objectives EC 1, ENV 6 and ENV 7
EC 5	**To improve economic performance in rural areas**	

9.2 The Site Specific Allocations and Policies Document Strategic Principles (see Table 9.2 below) require testing against the SA Framework as revised for the allocation of sites. This is required to show their compatibility and potential for conflict. Any conflicting issues will be addressed further in the SA. The compatibility of policy objectives and SA objectives is shown in Table 9.3

9.3 Table 9.3 shows that there is a generally high level of compatibility between the Site Specific Allocations and Policies Strategic Principles and the SA Objectives. Most of the strategic principles have a neutral or positive effect on meeting the SA Framework objectives. The few potential conflicts are related to the allocation of land for new development with potential impacts on environmental protection considerations, areas of flood risk, environmental impacts of traffic generation, the distinctiveness of townscapes and landscapes, minimising the loss of undeveloped land and impacts on water quality. Such potential impacts could be overcome or mitigated by the appropriate location of development sites and the application of suitable mitigation measures. The conflicts are described in Table 9.4:

Table 9.2 Site Specific Allocations and Policies Document Strategic Principles

Objective	
1	To allocate appropriate sites for housing and affordable housing in the most sustainable locations within the most sustainable settlements to provide for Joint Core Strategy requirements
2	To protect and allocate land for employment to promote economic growth and diversity for a wide range of jobs
3	To seek the appropriate re-use of previously developed land
4	To avoid allocating land in Flood Zones 2 and 3
5	To avoid allocating land with adverse impacts on sensitive landscapes such as a Sites of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC) which will adversely impact on designated nationally and internationally sensitive landscapes such as SSSIs, Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Ramsar sites. To positively enhance the natural environment and minimise the loss of undeveloped land
6	To ensure that where possible, site allocations identify the infrastructure required
7	To ensure that all allocated uses positively protect and enhance the individual character of the area
8	To ensure that site allocations are close to core services so that people have ready access and minimal need to travel by car

Table 9.3 Compatibility of the Site Specific Allocations and Policies Document Strategic Principles with the SA objectives (Red =potential conflict; amber = potential neutrality; green = potential compatibility)

	Site Specific Allocations and Policies Document Strategic Principles							
	1	2	3	4	5	6	7	8
SA objectives								
ENV 1								
ENV 2								
ENV 3								
ENV 4								
ENV 5								
ENV 6								
ENV 7								
ENV 8								
S 1								
S 2								
S 4								
S6								
S 7								
S 8								
EC 1								
EC 2								
EC 3								
EC 5								

Table 9.4 Potential conflicts between SA objectives and Site Specific Allocations and Policies Document Strategic Principles

SA Objective	Site Specific Allocations and Policies Document Strategic Principle	The potential conflict
ENV 1	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations	Potential conflict exists between the need to allocate land for housing and employment development with the SA objective to protect biodiversity, geodiversity and habitat protection. This requires the assessment of sites to ensure that nil or minimum conflict occurs.
ENV 2	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations Strategic Principle 3: Appropriate re-use of previously developed land	Potential conflict exists between the allocation of development land and the SA objective to minimise flood risk. This requires the appropriate assessment of sites to ensure that nil or minimum conflict occurs.
ENV 3	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations	Potential conflict exists between the allocation of development land and the SA objective to reduce contributions to climate change. This requires the assessment of sites to ensure that they are both promoted sequentially in relation to existing centres and have good access to services by transport other than the car to potentially reduce traffic emissions.
ENV 4	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations	Potential conflict exists between the allocation of development land and the SA objective to reduce the effect of traffic on the environment. This requires the assessment of sites to ensure that they have good access plus good accessibility to services by transport other than the car.
ENV 6	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations Strategic Principle 3:	Potential conflict exists between allocations and the re-use of previously developed land and the SA objective to maintain and enhance local distinctiveness and quality of landscapes, townscapes and the historic environment. Some previous uses may

	Appropriate re-use of previously developed land Strategic Principle 7: Allocations proximity to core services	have been unsuited to their location thus providing a chance to establish more appropriate uses with a more positive impact. The closest potential development sites to services may be precluded by adverse impacts on townscapes and historic environments depending on the use proposed and context for their location.
ENV 7	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations	Potential conflict exists between the SA objective to minimise the loss of undeveloped land and conserve and improve the quality of soil resources, due to the relative lack of brownfield sites in the District. This applies in particular to the proposed major housing growth areas that cannot be accommodated within existing settlements.
ENV 8	Strategic Principle 1: Housing land allocations Strategic Principle 2: Employment land allocations Strategic Principle: Appropriate re-use of previously developed land	Potential conflict exists between the need to allocate land for the development of housing, employment and other uses including the re-use of previously developed land with the SA objective to improve water quality and sustainable sources of supply. Adverse impacts could be caused by surface water run-off from new development unless mitigated by suitable drainage systems. This also requires the assessment of sites to ensure that nil or minimum conflict occurs with sites of nature conservation interest and biodiversity importance where water forms an important element.

10. Task B2: Developing and Refining the Alternative Site Options

Introduction

10.1 The Joint Core Strategy (JCS) was adopted in 2011 and sets out the strategy and vision that will influence planning and related initiatives up to 2026 across the South Norfolk, Broadland and Norwich areas. It provides the development strategy which will guide the future decisions on where to locate new homes, businesses and leisure facilities but it does not specifically identify any particular sites for development (see http://www.gndp.org.uk).

10.2 The policies in the JCS distribute levels of growth in accordance with a settlement hierarchy as follows:

i) Norwich urban area, including some urban fringe parishes (in South Norfolk, Colney, Costessey, Cringleford and Trowse);

ii) Main Towns (in South Norfolk,Diss, Harleston and Wymondham);

iii) Key Service Centres (in SouthNorfolk, Hethersett, Hingham, Loddon/Chedgrave, Long Stratton, and Poringland/Framingham Earl);

iv) Service Villages, which are suitablefor 10-20 dwellings each subject to form and character considerations (in the NPA Service Villages may accommodate some higher levels of growth);

v) Other Villages, which will have a defined development boundary which could accommodate infill or small groups of dwellings subject to form and character considerations.

10.3 Settlements not included in the above hierarchy are referred to as 'smaller rural communities and the countryside' under policy 17 of the JCS. No new growth is proposed in these areas unless it meets the strict requirements of the JCS policy.

10.4 The JCS separates the areas of the three councils into two 'zones' – the Norwich Policy Area (NPA), which includes all of Norwich City and part of both Broadland and South Norfolk, and the Rural Area. Policy 9 of the JCS states that the NPA "*is the focus for major growth and development"* in the area of the JCS.

10.5 Policy 10 of the JCS identifies a list of major new or expanded communities in the Norwich Policy Area. Those in South Norfolk are:

Wymondham: at least 2200 dwellings, 20 hectares of employment land and related elements.

Hethersett: at least 1000 dwellings and related elements;

Cringleford: at least 1200 dwellings and related elements.

Long Stratton: at least 1800 dwellings to ensure the delivery of a Long Stratton bypass, and other related elements. A Long Stratton Area Action

Plan is being prepared to implement the JCS requirements (see paragraph 5.1 below for more details);

Easton/Costessey: depending on capacity expansion of the A47 Longwater junction, at least 1000 dwellings and enhanced local services (and other related elements).

10.6 JCS Policy 9 also states that a further minimum of 1800 dwellings must be delivered in South Norfolk in "*smaller sites in the NPA and possible additions to named growth locations*". The JCS identifies the Key Service Centres, Service Villages and Other Villages which are in the NPA, which may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

10.7 The JCS requirements for Cringleford, Wymondham and Long Stratton will be met through separate Local Plan Documents as discussed in Section 3. The Site Specific Allocations and Policies Document will allocate sites to meet the remaining requirements of the JCS detailed above, including the 'floating 1800 – smaller sites allowance' for the Norwich Policy Area. The following section describes the processes that the Council have undertaken in order to identify allocated sites in the Site Allocations and Policies document.

Public Consultation on the Site Specific Allocation and Policies Document

10.8 There have been a number of public consultation stages in the development of the Site Specific Allocation and Policies document which have informed the development of the document and the allocation of sites.

Issues & Options Consultation - 2010

10.9 The Council put out an initial 'call for sites' in 2005 and this resulted in various potential development sites being suggested for a variety of different uses across the South Norfolk district over the following years, including as part of the Council's Urban Capacity Study, which was published in 2006 and the Strategic Housing Land Availability Assessment during 2008/09. The first public consultation for the Issues and Options stage of the Site Specific Allocations and Policies Document took place in September 2010 and included about 1,500 potential sites across the district. This consultation was accompanied by consultation on the Sustainability Scoping Report (Task A work). Representations received to the consultation on the Scoping Report and the Councils responses can be seen in Appendix 3. No assessment of the merits (or otherwise) of the sites were made at this stage by the Council – representations were sought simply on the basis of the plans of the sites submitted. A further 147 potential sites were proposed during this consultation period. The 2010 consultation also asked for comments on a site checklist which would later form the basis of the site assessment process (the representations received and the Councils responses can be viewed in Appendix 4).

Issues and Options Consultation – 2011

10.10 In August 2011, a further round of public consultation took place on the new potential sites suggested during the last round of public consultation. Further or new representations on the original 1,500 sites were also invited. Again no assessment of the merits (or otherwise) of the sites were made by the Council at this stage. The 2011 consultation produced a further 74 sites (given a 'Z' prefix by the Council). This gave a total of around 1,700 sites to be taken through the detailed SA site assessment process which is detailed below.

Preferred Options and Interim Sustainability Appraisal, September 2012

10.11 Following consultation responses received in 2010 and 2011, a full assessment of the merits of every site (about 1700 in total) was undertaken, using the Site Selection/Sustainability Appraisal criteria detailed below. As a result of this exercise, the Council were able to identify "preferred options" sites (and reasonable alternatives where appropriate) for housing, employment and other uses, which were consulted on publicly in September 2012, alongside the full site assessments for every site (whether a preferred option or not). The full site assessment tables can be found in Appendix 4 of the Interim Sustainability Appraisal (reproduced as Appendix 6 of this Draft Sustainability Appraisal Report for convenience).

Amendments to Preferred Options, March 2013

10.12 Following analysis of the responses to the Preferred Options consultation, a small number of amendments were thought necessary. These involved, in most cases, situations where either the landowner had withdrawn consideration of the site, or where a constraint had been raised that the Council believed could not be overcome. It also included a number of small settlement boundary amendments around certain schools, made at the request of Norfolk County Council Children's Services. These amendments were subject to public consultation in March 2013. It is important to note that in consulting on Amendments to Preferred Options, final decisions on which sites (overall) would be allocated in the Pre-Submission iteration (and the detailed policy wording to accompany them) had not been made – the situation was kept under review, with any new information being taken into account in making the final decisions about which sites to allocate in the Pre-Submission version of the document. The Sustainability Appraisal and Site Assessment tables have been updated and amended accordingly.

The Sustainability Appraisal Objectives and the Site Assessment Criteria

10.13 In order for the Council to determine which sites should be allocated in the Site Allocations and Policies document firstly all the sites suggested through the 2010 and 2011 public consultations were subject to rigorous assessment against a detailed site checklist. This enabled the Council to identify preferred options and reasonable alternative sites (where appropriate) for public consultation at the Preferred Options stage. The site assessment criteria were developed and refined through district wide public consultation in 2010 (see Appendix 4 for the consultation comments made in relation to the site assessment criteria and the Council's responses to those comments). The final detailed site checklist included 39 different criteria grouped under a number of main headings. The site assessment process also took into account comments received through the 2010 and 2011 consultations from both statutory consultees and the public.

10.14 The detailed site checklist has been informed by and tested against the SA Framework and vice versa to increase the robustness of the site selection process. To ensure that the assessment of sites was robust an SA of the site assessment criteria was undertaken and is shown in Appendix 5. Table 10.1 below details how the criteria in the checklist relate to the SA objectives.

Table 10.1 Relationship between the scoped SA Objectives and the site assessment criteria.

SA Objectives		**Site assessment criteria**
Environmental Objectives		
ENV 1	**To maintain and enhance biodiversity, geodiversity, species and habitat quality and avoid habitat fragmentation.**	Ecology/ Biodiversity • Tree Preservation Orders • Ancient woodland • Protected hedgerows • Sites of Special Scientific Interest inc. Ramsar sites • County Wildlife Sites • Special Areas of Conservation • Special Protection Areas Undeveloped Land • Brownfield/Greenfield • Agricultural Land Grades 1 and

		2 (Plus notes made of green infrastructure corridors, biodiversity action plan areas, geodiversity action plan areas)
ENV 2	**To limit or reduce vulnerability to climate change, including minimising the risks of flooding.**	Flood Risk • Flood Risk Zones 3 (Zones 3a/3b where known), 2 and 1 • Utilities
ENV 3	**To maximise the use of renewable energy solutions and reduce contributions to climate change.**	Location principles • JCS Settlement Hierarchy • Settlement boundary
ENV 4	**To reduce the effect of traffic on the environment.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Other criteria • Current land use • Public transport access • Protected rail routes (from Existing Land Use policy) • Protected cycle routes also noted but not ranked • Public rights of way noted
ENV 5	**To improve air quality and minimise noise, vibration and light pollution.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Other Criteria • Public transport access • Protected cycle routes also noted but not ranked • Surrounding land uses noted on site visits

		Other material considerations; • Sewage Treatment Works safeguarding area
ENV 6	**To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Landscape/ townscape/ historic environment designations • Historic park/ garden • Notes made of landscape character areas • Listed buildings • Conservation areas • Scheduled ancient monument • Site of archaeological interest (NHER) Existing Land Use Policy • Existing land use allocations • Planning histories also noted • Areas of open land (SNLP Policy ENV 2) • River valleys (SNLP Policy ENV 3) • Norwich Southern Bypass landscape protection Zone (SNLP Policy ENV 6) • Important spaces (SNLP Policy IMP 3) Undeveloped land • Brownfield/ Greenfield Other Criteria • Current land use

ENV 7	**To minimise the loss of undeveloped land and conserve and improve the quality of soil resources.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Undeveloped Land • Brownfield/Greenfield • Agricultural land Grades 1 and 2 Existing Land Use policy • Existing land use allocations • Planning histories also noted • Areas of open land (SNLP Policy ENV 2) • River valleys (SNLP Policy ENV 3) • Norwich Southern Bypass landscape protection Zone (SNLP Policy ENV 6) • Important spaces (SNLP Policy IMP 3) Other Criteria • Current Land Use Other Material Considerations • Sites on minerals resources • Minerals/Waste Safeguarding Site
ENV 8	**To improve water qualities and provide for sustainable sources of supply and sustainable use.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Ecology/ Biodiversity • Sites of Special Scientific Interest inc. Ramsar sites • County Wildlife Sites • Special Areas of Conservation

		• Special Protection Areas Other Criteria • Utilities
ENV 9	To minimise the production of waste and increase recycling.	
Social Objectives		
S 1	**To provide everybody with the opportunity to live in a decent, affordable and suitable home.**	(Sites will be allocated to meet the required total housing numbers, but Joint Core Strategy Policy 4 housing delivery requirements for affordable housing will be affected by the potential viability of development on a site). Existing land use policy • Existing land use allocations • Planning histories also noted Other Criteria • Current land use • Utilities Other material considerations • Site availability • Gas pipelines • Oil pipelines • Sites on minerals resources • Minerals/Waste Safeguarding Site • Sewage Treatment Works Safeguarding Area • Article 4 Directions • Overhead cables/pylons
S 2	**To reduce poverty, inequality and**	Location principles

	social exclusion.	• JCS Settlement Hierarchy • Settlement boundary Other Criteria • Services accessibility
S 3	To offer opportunities for all sections of the population to have rewarding and satisfying employment.	
S 4	**To improve accessibility to essential services, facilities and the workplace, particularly for those most in need.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Existing land use policy • Existing land use allocations • Primary Shopping Area (compatibility) • Central Business Area (compatibility) Other Criteria • Current land Use • Services Accessibility • Public transport access
S 5	To improve the education and skills of the population overall.	
S 6	**To improve the health of the population overall.**	Other Criteria • Contamination/ Pollution • Hazardous Zone Other Material Considerations • Sewage Treatment Works Safeguarding Area
S 7	**To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity.**	Other Criteria • Services Accessibility
S 8	**To improve the quality of where people live.**	Landscape/ townscape/ historic environment designations

		• Historic park/ garden • Notes made of landscape character areas • Listed buildings • Conservation areas • Scheduled ancient monument • Site of archaeological interest (NHER) Other Criteria • Public Transport access • Services accessibility • Contamination/ Pollution • Hazardous Zone • Utilities Other material considerations • Site availability • Sewage Treatment Works Safeguarding Area • Surrounding land uses noted on site visits
Economic objectives		
EC 1	**To encourage sustained economic growth.**	(Sites will be allocated to meet the Joint Core Strategy required employment land provisions, employment land retained within the context of JCS Policy 5 and commercial development sites allocated in relation to JCS Policy 19 and the potential identified by the 2007 retail study). Location principles • JCS Settlement Hierarchy • Settlement boundary Existing land use policy

		• Existing land use allocations • Primary Shopping Area (compatibility) • Central Business Area (compatibility) Other Criteria • Current land use • Contamination/ Pollution • Public transport access • Utilities • Services accessibility Other material considerations • Site availability • Gas pipelines • Oil pipelines • Sites on minerals resources • Minerals/Waste Safeguarding Site • Sewage Treatment Works Safeguarding Area • Article 4 Directions
EC 2	**To encourage and accommodate both indigenous and inward investment promoting a positive image of the district.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Existing Land Use policy • Existing land use allocations Other Criteria • Current land use • Utilities Other material considerations

		• Site availability • Gas pipelines • Oil pipelines • Sites on minerals resources • Minerals/Waste Safeguarding Site • Sewage Treatment Works Safeguarding Area • Article 4 Directions
EC 3	**To encourage efficient patterns of movement in support of economic growth.**	Location principles • JCS Settlement Hierarchy • Settlement boundary Other Criteria • Utilities • Public transport access • Protected rail routes • Protected cycle routes also noted • Public rights of way also noted
EC 4	To improve the social and environmental performance of the economy.	.
EC 5	**To improve economic performance in rural areas.**	(Sites will be allocated to meet the Joint Core Strategy required employment land provisions, employment land retained within the context of JCS Policy 5 and commercial development sites allocated in relation to JCS Policy 19 and the potential identified by the 2007 retail study). Location principles • JCS Settlement Hierarchy • Settlement boundary

		Existing land use policy • Existing land use allocations • Primary Shopping Area (compatibility) • Central Business Area (compatibility) Other Criteria • Current land use • Public transport access • Utilities • Contamination/ Pollution Other material considerations • Site availability • Gas pipelines • Oil pipelines • Sites on minerals resources • Minerals/Waste Safeguarding Site • Article 4 Directions

The Individual Site Assessment Procedure

10.15 Each site put forward through the 2010 and 2011 public consultations has been individually assessed against the detailed Site Assessment Checklist. The process of assessing sites using the site assessment criteria is detailed in Table 10.2 below. A 'traffic light' site assessment table has been produced to display the results and this shows major constraints as red, less serious impacts as amber and no direct impacts as green. The completed 'traffic light' site assessments tables are shown at Appendix 6. However, this table is merely illustrative of the issues considered when assessing sites and it is important to note that the assessment of the criteria was not a simple, mechanistic, method of reaching a conclusion on the acceptability of any individual site – in other words, it was not a question of merely assessing the total of 'green', 'amber' and 'red' impacts and concluding that a site is acceptable if the 'green' totals are higher than the 'red' totals. It would also be over-simplistic to assume that a site with more green results would

automatically be preferred over a site with several red or amber results. Professional judgment was used to assess each site on its own merits, considering what mitigation would be required to make the site acceptable, and whether this mitigation would be likely to result in a viable development. Certain criteria on the checklist are of more significance than others – for instance, a potential site within a Special Area of Conservation (a 'red') is extremely unlikely to be acceptable, whereas a listed building on the proposed site (also a 'red') might be able to be accommodated within an appropriate site design.

10.16 In the rural area where there was no requirement to distribute the 'floating 1800 - smaller sites allowance', or in a small number of NPA locations with limited capacity, sites sometimes needed to be assessed 'in competition' with other sites.

Table 10.2 – Criteria and Assessment of Site Selection Criteria

Criteria	Ranking		
	Red	**Amber**	**Green**
1) Location principles			
Settlement Hierarchy	Sites in parishes in Smaller Rural Communities and the Countryside	Sites within parishes suitable for development boundaries only, or promoted for uses inconsistent with the Joint Core Strategy	Sites within parishes suitable for development land allocations for the use promoted
Settlement Boundary	Sites located further than 400m from an existing defined development boundary	Sites not adjacent to but within 400m of an existing defined development boundary	Sites within or adjacent to an existing defined development boundary
2) Existing land use policy			
Existing land use allocations		Proposal for alternative use to that previously allocated; proposed mixed use includes existing allocated use	Proposal consistent with existing allocation
Primary Shopping Area		Proposed use incompatible with location	Proposed use compatible with location
Central Business Area		Proposed use incompatible with	Proposed use compatible with

Criteria	Ranking		
	Red	**Amber**	**Green**
		location	location
Area of open land (SNLP ENV2)		Proposed site within previously defined Strategic Gap	Proposed site outside previously defined Strategic Gap
River valleys (SNLP ENV3)		Proposed site within previously defined river valley	Proposed site outside previously defined river valley
Norwich Southern Bypass Landscape Protection Zone (SNLP ENV6)		Proposed site within previously defined NSBLPZ	Proposed site outside previously defined NSBLPZ
Important spaces (SNLP IMP3)		Proposed site within previously designated important space	Proposed site outside previously designated important space
Protected rail routes (SNLP TRA 6)		Crosses or adjacent to site	None present
Planning histories	Noted as part of site assessment: Not ranked but extant planning permission given positive discrimination in relation to proposed use		
3) Undeveloped land:			
Brownfield/ Greenfield		Site predominantly greenfield	Site predominantly brownfield
Agricultural land Grades 1 and 2		Grades 1 and 2	Grade 3
4) Landscape/ Townscape/ Historic environment designations			
Historic park/ garden		Site in or adjacent	Site elsewhere
Listed buildings	On site	Adjacent to site	Site elsewhere
Conservation areas		Site in or adjacent	Site elsewhere
Scheduled ancient monuments	On site	Adjacent to site	Site elsewhere
Site of archaeological interest (NHER)		Within or adjacent to site	Site elsewhere
Landscape Character Areas	Noted as part of site assessment but not ranked.		

Criteria	Ranking		
	Red	**Amber**	**Green**
5) Current land use			
	Site in use and likely to continue	Site in use not known if likely to continue	Vacant site not in use
6) Ecology/ Biodiversity			
Tree preservation orders		On or affected by site	Not affected by site
Ancient woodland	Within site	Affected by site	Not affected by site
Protected hedgerows		On or affected by site	Not affected by site
SSSI/ Ramsar sites	Site covers/ overlaps	Adjacent to site	Site elsewhere
County Wildlife Sites	Site covers	Adjacent to or slightly overlaps site	Site elsewhere
Special Areas of Conservation/ Special Protection Areas	Site overlaps	Adjacent to site	Site elsewhere
Notes also made of green infrastructure corridors and biodiversity action plan areas but not ranked.			
Notes also made of geodiversity action plan areas but not ranked.			
7) Contamination/ Pollution			
		Present or potentially present	Not present
8) Flood Risk			
	Sites in flood zone 3	Sites in flood zone 2	Sites in flood zone 1
9) Hazardous Zone			
		Site within	Site elsewhere
10) Public transport access			
	No service to market town or Norwich within 800m		Within 800m of service to market town or Norwich

Criteria	Ranking		
	Red	**Amber**	**Green**
Highway safety / works required	To be confirmed by Highways Authority in response to Preferred Options		
11) Utilities			
		None available or available with known capacity issues	All services in place with capacity for development
12) Services Access			
	No services from core list within 800m	1-4 services from core list (identified in paras 6.60 and 6.63 of the JCS) within 800m	5 or more services from core list (identified in paras 6.60 and 6.63 of the JCS) within 800m
13) Other Material Considerations			
Site availability	Single owner but not actively promoted; multiple ownership but unwilling partners.	Multiple ownership but issues can be resolved; minor issues that can be resolved.	Site actively promoted
Gas pipelines		Crosses site	None present
Oil pipelines		Crosses site	None present
Sites on minerals resources		Present on site	None present
Minerals/waste safeguarding sites		Safeguarded site	Sites not affected
Sewage Treatment Works safeguarding area	Sites within 400m cordon sanitaire		Sites beyond 400m cordon sanitaire
Article 4 Direction		Site affected	Site not affected
Overhead cables/ pylons on site	Noted as part of site assessment but not ranked		
Public rights of way	Noted as part of site assessment but not ranked		
Protected cycle route	Noted as part of site assessment but not ranked		

10.17 Initially, all sites were labelled according to the parish within which they fell (see the first coloured column of the sites assessment tables at Appendix 6). If the suggested use for the site was compatible with any growth identified for that settlement in the JCS settlement hierarchy, the site scored green. Sites located in 'smaller rural communities' and not compatible with the JCS were scoped out at this stage.

10.18 The criteria considered to be most important in determining the overall sustainability of sites were, proximity to local services (including a travel-to-work public transport service) and avoidance of areas prone to flooding (either fluvial or local surface water drainage issues). However, as each site was assessed on its own merit, and in accordance with the JCS settlement hierarchy, this was not a rigidly applied rule. For example in some locations, site promoters were able to demonstrate, to the satisfaction of the Flood Defence Officer, that suitable flood mitigation would be possible and viable on the site.

10.19 Environmental designations, existing and neighbouring land uses, settlement form and character and expert advice from statutory bodies were also key decision-making factors, for example, derelict, disused or brownfield sites were preferred where possible. Assessment of the sites identified potential impacts across a wide range of criteria and in all cases, the potential for mitigating the impact of developing such a site was considered, and the cumulative impact of all mitigation required for that site was weighed.

10.20 Representations received (from members of the public, parish councils, statutory consultees, etc) were taken into account; however site assessment depended on evidence regarding material considerations, rather than pure opinion. For example, in many cases across the district, anecdotal claims of surface water flooding were made, but in only a few cases was flood evidence submitted which affected the site assessment.

10.21 There are some white cells on the site assessment tables. In some cases, white cells indicate that the criterion did not apply at all to that site (e.g. there was no previous Local Plan allocation) and in other cases, white cells indicate that a result was not available for that criterion (e.g. for late-submitted sites). Sites submitted during the 2011 sites consultation were classed as 'late-submitted sites' and given a Z prefix. Z sites were assessed alongside sites submitted earlier in the process but had not been subject to public consultation in 2010 and 2011, hence the blank cells. During the site assessment, Z sites with potential to be allocated were submitted for comment to Anglian Water, the Minerals and Waste Authority, Education Authority and Highways Authority (and parish councils were advised) before a final decision was made on their suitability. A few of the Z-sites became preferred option sites, and were subject to public consultation at Preferred Options stage in 2012.

10.22 Site size was a significant factor in considering site allocations. Sites proposed for housing development but only able to accommodate fewer than 5 dwellings were not considered for allocation but were assessed instead for potential inclusion within settlement development boundaries. In some cases, sites submitted were too large for the target allocation in that particular settlement and in this instance the Council considered allocating only part of the original site (for example road frontage development along a street), in keeping with the form and character of that settlement. In these cases, some constraints are identified in the site assessment tables which apply to the larger site, but do not apply to the site as allocated (for example, the larger site was adjacent to a County Wildlife Site, the allocated part of the site is not).

10.23 Each assessed site ends with overall comments, within which the conclusion on the acceptability (or otherwise) of the site has been reached. This balances consideration of all the criteria scores and comments received in reaching the conclusion. For all sites which were eventually allocated, the results of the site assessment, alongside representations made, have influenced the policy requirements for the site. For example, if an allocated site will be visible from open countryside, the policy for the site will specify that effective soft landscaping will be required.

The Allocation of Sites, Reasonable Alternatives and 'Floating 1800'

10.24 The individual site assessment process described above led to the identification of preferred options sites for housing, employment and other uses which were consulted on through the Preferred Options consultation in 2012. In the rural area the Council was also able to identify and consulted upon 'reasonable alternative sites' for housing in some settlements, which also scored well against the checklist. No 'reasonable alternatives' were identified in the Norwich Policy Area but sites for housing that scored well against the assessment checklist but were not preferred options were considered as part of the 'floating 1800'. Reasonable alternative sites were dropped following the Preferred Options consultation where the Council was confident that the preferred sites were viable and deliverable.

Refining Site Options

10.25 During the Preferred Options consultation in 2012, some new evidence emerged and expert advice was received. As already mentioned above, this resulted in a limited number of changes to the preferred sites. To address these changes, a consultation took place in early 2013 to ensure all potential options for the allocation of sites have been subject to public scrutiny. Where these resulted in a change in the status of the site, this has been reflected in additional column in the site assessment table and a revised conclusion – see Appendix 6.

11. Tasks B3 and B4: Predicting and Evaluating the Effects of the Site Specific Allocations and Policies Document

Overall Effects of the Site Specific Allocations and Policies Document

11.1 The first point to note is that the Site Specific Allocations and Policies Document should not be considered in isolation from the adopted Joint Core Strategy (JCS). At the broad scale, the quantum and distribution of growth set out in the JCS (via the settlement hierarchy) means that the 'big' decisions (and related impacts) relating to the scale and general location of growth have already been determined. In South Norfolk, this means accepting the principal of allocating a substantial number of rural greenfield sites (and the implications this may have for loss of agricultural land, landscape impacts, increased car travel etc) due to the lack of brownfield sites in larger settlements.

11.2 The overall sustainability effects of the Document have been assessed in two ways. Firstly, the effects of each site were predicted and evaluated individually (see appendix 6). The sites which performed best in this evaluation have then been proposed for allocation (see Table 11.1 below). As can be seen, each allocated site scores positively in the Site Assessment Table, with few or no 'red' scores (constraints) and with appropriate mitigation measures recommended where relevant. As a general rule, allocated housing sites will not have unacceptable flood risk effects (i.e. sites are within Flood Zone 1), nor affect nationally (SSSI) or internationally (SAC/SPA/Ramsar) designated nature conservation sites, and their accessibility to public transport tends to be good (better than alternative sites).

Table 11.1: Effects of the Site Specific Allocations and Policies Document

Major Growth Locations

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UT/TLUES)	Local Access to Services	Sewage treatment works safeguarding	**Conclusion - Preferred Option**	Comments	**Amendment to Preferred Option**	Explanation for Amendment to Preferred Option
0522/COS6	Costessey	land at Longwater employment	Employment																				Proposed for extension to Longwater Employment Area. JCS only seeks to consolidate existing allocation, therefore allocate for longer term only (post-2016?) and with no net increase in traffic prior to improvements to Longwater Junction completed.		Site promoter did not provide viability information to support allocation and indicated that site would not be pursued in the foreseeable future.
0782/COS4	Costessey	land at Longwater employment (William Frost Way)	Employment																				Proposed for employment, permission granted 2009 for building/aggregates merchant (2008/2283) with conclusion that the site did not contribute to the NSBLPZ/Strategic Gap. Allocate part of site, avoiding impact on County Wildlife Site. Like much of Longwater, site overlaps landfill sites. Within 250m of NEWS site, a site considered suitable for allocation in the Waste Site Specific Allocations DPD and existing mineral extraction site.		
A0001a/COS3	Costessey	Land at Longwater Employment Park	Employment																				Mains water crossing the site.		
A0001b/COS3	Costessey	Land at Longwater Employment Park	Employment																				AW raise Pumping Station. Former landfill site. Within 250m of NEWS site and existing mineral extraction site.		
A0001cCOS3	Costessey	Land at Longwater Employment Park	Employment																				Site between Carrefour Gym and Eastern Court business units. Application for new access to Eastern Court approved 2009 (2008/2442). Within 250m of NEWS site and existing mineral extraction site.		
0270a/COS1	Costessey	West of Lodge Farm	Housing																				Sainsbury's (at limit), Longwater Employment area, Roundwell Medical Centre (at limit) and bus route within 800m (4). EIA scoping request made. Potential to incorporate improvements to Longwater Junction and on Dereham Road BRT. Minerals resource under the site. Potential to incorporate new Primary School. Within 250m of NEWS site. Assess contribution to Southern Bypass Protection Zone and 'landscape setting of the City' (JCS P12).		
0270b/COS2	Costessey	West of Lodge Farm	Open space/recreation																				Proposed as open space in conjunction with 270a. Allocate only as Green Infrastructure in conjunction with 0270a		
0035/COS4/COS5	Costessey	Norfolk Showground	Mixed Use																				Within 250m of existing minerals extraction. Anglian Water pumping station cordon sanitaire. Listed building opposite (Costessey Lodge) and TPOs along site frontage. RNAA principally wish to loosen some of the restrictions of current SNLP Policy LEI 13 - given the uses that have been permitted contrary to policy (inc. hotel) there should be some scope for this, provided the overall function of the Showground does not change and the open character of the site is maintained.		
0066/EAS1	Easton	Diocesan House, Dereham Road	Housing																				Mixed use site. Currently offers employment at Diocesan House (could require retention as employment). Approx. 25% of site restricted by TPO. Need to assess impact on the setting of Grade 1 Listed church. Cordon Sanitaire of Pumping Station. Water main and sewers crossing site. Bus service, primary school and employment (If retained) within 800m (3). (overall conclusion see Site 1152)		
0417/EAS1	Easton	land at Norfolk Showground	Housing																				Currently used as new access to Easton College. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)		
0544/EAS1	Easton	Land off Bawburgh Road	Housing																				Adjacent Primary School which would need significant expansion with 900 additional dwellings. Water main and sewers crossing site. Bus service, employment (Easton College campus) & primary school within 800m (3). (overall conclusion see Site 1152)		
0618/EAS1	Easton	land at Dereham Road	Housing (including affordable)																				Small overlap with TPO between the site and Cardinal Close. Part of site leased for outdoor recreation, Parish Council interest in the site as given to the village for use as site for new village hall (however would not be very central to existing or expanded village). Proximity to A47, although no closer than recent nearby development. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)		
0647/EAS1	Easton	land at Dereham Road	Housing																				Eastern half of site is former gravel pit filled with inert waste - further investigation needed. Small overlap with TPO between the site and Cardinal Close. Part of site leased for outdoor recreation, PC interest in the site as given to the village for use as site for new village hall (however would not be very central to existing or expanded village). Proximity to A47, although no closer than recent nearby development. Water main crossing site. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)		

0755a/EAS1	Easton	Land at Bawburgh Road	Housing																					Agricultural land. Bus service, primary school and employment (Easton College campus) within 800m. (overall conclusion see Site 1152)		
0755b/EAS1	Easton	Land south of Woodview Road	Housing																					Agricultural land. Bus service, primary school and employment (Diocesan House/Easton College campus) within 800m (3). (overall conclusion see Site 1152)		
0960a/EAS1	Easton	Land south of St Peter's Church, off A47	Mixed Use inc. College expansion																					Need to assess impact on Grade 1 Listed Church opposite. TPO at Diocesan House. Cordon Sanitaire of pumping station. Require retention of employment at Diocesan House? Primary school, bus service and employment (Easton College Campus & Diocesan House) within 800m (3). (overall conclusion see Site 1152)		
0960b/EAS1	Easton	Land south of St Peter's Primary School	Mixed Use inc. College expansion																					See Site 544		
0960c/EAS1	Easton	Land east of Cardinal Close, off A47	Mixed Use inc. College expansion																					See Site 647		
0960d/EAS1	Easton	Land off Dereham Road/Bawburgh Road	Mixed Use inc. College expansion																					Agricultural land and bounded by new access to Easton College. Primary school, bus service and employment (Easton College Campus & Diocesan House) within 800m. (overall conclusion see Site 1152)		
1152/EAS1	Easton	Easton Landowners Consortium Masterplan	Mixed use																					Grade 1 Listed Church opposite western end. TPOs at Diocesan House and Cardinal Close. Former gravel pit filled with inert waste at eastern end (further investigation needed). Site adjoins primary school, which would need significant expansion. Cordon Sanitaire of Pumping Station. Employment (Diocesan House, Easton College campus, Forest Way) and bus service within 800m (3). Allocate for major expansion of the village, but for considerably lower numbers than 30/ha capacity to reflect other uses required and constraints		
1164/EAS2	Easton	Piggery Site off Bawburgh Road	Community facilities																					Site owned by Easton College, proposed by Easton Gymnastics Club for use as new facility (currently use sports hall at the College). Would be better located with new village centre, to share parking etc. Employment (Easton College campus), bus service and primary school (at limit) within 800m (3).		
1069a/HET2	Not applicable	Land at Lotus Cars Ltd (south)	Employment																					NCC Economic Development - need to develop site sequentially, would favour Lotus land (1069 a & b). Water main crossing site, off site reinforcement may be required. Allocation of this land fits with Lotus plans for expansion - see response to 2nd consultation . Part of site within Hazardous Installation Consultation Zone		
1069b/HET2	Not applicable	Land at Lotus Cars Ltd (south-west)	Employment																					Site within 250m consultation area of existing waste management facility - site subject to provision in Minerals and Waste Core Strategy Policy CS16 . NCC Economic Development - need to develop site sequentially would favour Lotus land (1069 a & b). Water main crossing site, off site reinforcement may be required. Allocation of this land fits with Lotus plans for expansion - see response to 2nd consultation Application for expansion to engineering centre (12/0293) approved on part of site in Mar 2012		
0049/HET1	Hethersett	Braymeadow Farm	Housing																					Includes site previously allocated as open space. Re-allocate for open space/community facilities.		
0084//HET4	Hethersett	Land north of Great Melton Road	Housing/Amenity																					Adjacent to listed building and TPO woodland. Historic Environment Record covers site. water mains and sewers crossing site. Would need to be included in masterplan with wider development.		
0231/HET3	Hethersett	Adj. Village Hall, Back Lane	Amenity/Open space																					Adjacent to village hall. Allocate as open space, with community facilities.		
0531/HET2	Hethersett	land at Grove Road	Housing																					Unable to contact on site visit, but agent confirms site still live. Would need to be included in masterplan with wider development.		
0566/HET2	Hethersett	adj to Emms Nursery Grove Road	Housing																					Forms part of 531. Too small to allocate.		
0950a-2/HET1	Hethersett	Land north of Hethersett development: Burnthouse Lane - Little Melton Road	Mixed Use																					Section of 950a from Burnthouse Lane to Little Melton Road. Includes site previously allocated as open space. Historic Environment Record in north-east and south-west of site. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site. Transport comments suggest entire site has no relationship with the settlement. Smaller site south of pylons should focus development on area nearest village services, and provide additional services. Development will need to be masterplanned to overcome highways objections and provide a suitable east-west access to avoid adding to road pressures in the village. Entire land to be allocated: 68ha from Burnthouse Lane to Hethersett Road.		
0950a-3/HET1	Hethersett	Land north of Hethersett development: Little Melton Road - Hethersett Road	Mixed Use																					Section of 950a from Little Melton Road to Hethersett Road. FZ2&3 just appears at south-western edge of site. Small Historic Environment Record in north, larger Historic Environment Record in south of site. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site. Transport comments suggest entire site has no relationship with the settlement. Smaller site south of pylons should focus development on area nearest village services, and provide additional services. Development will need to be masterplanned to overcome highways objections and provide a suitable east-west access to avoid adding to road pressures in the village. Entire land to be allocated: 68ha from Burnthouse Lane to Hethersett Road.		
953/HET1	Hethersett	land North of Hethersett Back Lane	Housing																					Site is part of 950a and includes site previously allocated as open space. Lower part of site in ENV2 strategic gap. Historic Environment Record in south of site. Transport state improvements needed to Back Lane if more traffic generated.		
Z1194/HET2	Hethersett	Land at rear of 36 Grove Road	Housing																					Level site wraps around nursery site, contains fruit trees. Would need to be included in masterplan with wider development.		

Norwich Fringe

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTITLIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0573	Colney	land off Watton Rd	Housing																				Too small to allocate. Adjacent dwellings not within Development Boundary - extend. sewerage capacity issues. Bus stop within 800m.		
Z1267/COL2	Not applicable	Rear/east of the IFR	Empoyment																				Eastern edge of site in Zone 2 flood risk. Site has permission for Research Park uses (2008/0599), but has yet to be implemented. Allocate in accordance with JCS requirements		
A0005/COL1	Not applicable	Land at Norwich Research Park	Employment																				Northern pat of site not pursued for reallocation through Site Specific DPD, but continues to be actively pursued through planning applications.		
A0006	Not applicable	Land at Colney Hall	Employment																				Zone 2/3 flood risk along North west edge of site. Small overlap with landfill sites around north/north-west.		Site promoter did not provide viability information to support allocation.
A0007/COL1	Not applicable	Land south of Watton Road, NRP	Employment																				Well related to hospital and existing institutes. Reallocate to meet JCS requirements		
A0011	Not applicable	Land at Bawburgh/Colney Pits	Employment																				Whole site Zone 2 Floor Risk. Landfill site. Allocate as part of Bawburgh Lakes Country Park requirement in JCS		
A0012/COL1	Not applicable	Land adj. N & N Hospital	Employment - expansion of Hospital																				Well related to hospital and existing institutes. Reallocate to meet JCS requirements		
0151/TROW1	Trowse	White Horse Lane	Housing																				Site rises gently from White Horse Lane. Aside from White Horse Lane, site is only visible in restricted views from A146 and longer distance views from Norwich. English Heritage object to development of this site due to impact on character and appearance of conservation area and traffic management issues through conservation area, however development of White Horse Lane frontage could reflect character of Conservation Area. Highways note that this site needs to be assessed in comination with sites 475 & 1173 for their impact on Bracondale roundabout - this could be included as a policy requirement. School, pub and shop within 800m. Bus service runs acorss site frontage. Large scale employers within 1km.		In light of comments made by Norfolk County Council's Childrens Services, a school is now to be allocated on either this site or site 1173. As a consequence, the overall level of residential development on the combined site will need to be reduced.
1173/TROW1	Trowse	Land at rear of Charolais Close & Devon Way	Housing																				Site is visibile in longer distance views from Norwich, but hidden from A146 and A47 by levels differences and landscaping. Access would be through site 151. English Heritage object to development of this site due to impact on character and appearance of conservation area and traffic management issues through conservation area, however development of site would not be visible from within conservation area. Highways note that this site needs to be assessed in combination with sites 151 & 475 for their impact on Bracondale roundabout - this could be included as a policy requirement. School, pubs, bus service and shop within 800m and large scale employers within 1km.		In light of comments made by Norfolk County Council's Childrens Services, a school is now to be allocated on either this site or site 1173. As a consequence, the overall level of residential development on the combined site will need to be reduced.
A0002/TROW1	Trowse	Land at A47 & A146 Junction	Park & Ride																				Park and Ride site at Trowse remains in NATS Implementation Plan. Previous assessments have identified this as the preferred site and there are no changes in circumstances to alter this view.		

Main Towns

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTILITIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0058/DID1	Diss	Frenze Hall Lane	Housing																				Part of SNLP allocation; 4 services within 800m (emp/bus/inf.sch/ high sch); highways comments favourable; MOST OF SITE PERMITTED FOR 120 DWELLINGS AND UNDER CONSTRUCTION 1/1/12 (Application ref: 2010/2183/F) - site 58 remainder has potential for 26 dwellings and is being actively promoted; ALLOCATE REMAINDER OF SITE 58 FOR HOUSING (26 DWELLINGS - NB SAME AS Site 545)		
0331/DIS2	Diss	Off Park Road	Mixed Use																				Mixed use suggested includes housing, open space and water based leisure facilities based on withdrawn Diss Area Action Plan for this area; low lying site crossed by power lines from large electricy sub-station adjacent to north east; major constraint - most of site flood risk 2, southern half of site 3b and southern two thirds 3a; SHLAA conclusion better used for open space/recreation; CONCLUDE NOT SUITABLE FOR DEVELOMENT BUT TO BE ALLOCATED FOR AMENITY OPEN SPACE AND RIVERSIDE WALK - DELIVERY TIED TO OPEN SPACE REQUIREMENTS OF ADJACENT SITE 845.		
0377a	Diss	land off Denmark Lane, Diss	Housing																				10 homes potential; 5 services access within 800m (prim. sch/ dentist/ bus/ emp/ Diss town centre); river valley/ Roydon-Diss gap landscape issues but part of site 377b suggested allocation in line with permitted larger housing development to the north of the site currently under construction (permission ref: 2007/0555/F); CONCLUDE TO BE ALLOCATED AS PART OF SITE 377b).		
0377b/DIS 3	Diss	land off Denmark Lane, Diss	Housing																				49 homes potential; 5 services access within 800m (primary school/ dentist/ bus/ emp/ town centre shops); river valley/ Roydon-Diss gap impact but would complement form and character of the larger housing development under construction to the north of the site (permission ref: 2007/0555/F); requires footway improvements and access from Denmark Lane, requires consideration of minerals located on site and landscape belt to western boundary which reduces potential total homes to 42;		
0461/DIS4	Diss	land at Frenze Hall Lane	Housing																				134 homes potential; 4 services access within 800m (emp/bus/inf.sch/high sch); highways authority preferred site with improved footway links to schools and town centre; greenfield site open to east/ north east requiring landscape buffers on site;adjacent to housing on two sides; would draw less rat-running traffic through Diss than sites to the north; CONCLUDE TO BE ALLOCATED FOR TOTAL OF 125 HOMES TO REFLECT LANDSCAPE BUFFERS AND NEARBY DENSITIES		
0545/DIS1	Diss	land at Bounty Holdings Ltd off Vinces Road	Housing																				26 dwgs potential; vacant site same as uncommitted remainders of Site 58 and ex-allocation site A0014; 4 services access within 800m (emp/bus/inf.sch/ high sch); favoured by highways authority; no access from Vinces Road; actively promoted.		
0792/DIS9	Diss	land at Sandy Lane (north of Diss Business Park)	Employment																				4.22 Ha; suggested employment use compatible with adjacent uses; gas pipeline within northern end of site; bus access Frenze Hall Road; vacant site well screened to east and south; County Wildlife Site and river valley to east; SHLAA concludes suitable; underlying minerals on site; highways requires improvements to local footpath links to rail station and town centre plus safe access;CONCLUDE TO BE ALLOCATED FOR EMPLOYMENT USES IN CLASSES B2/B8 TO COMPLEMENT NEARBY PROPOSED SITES FOR B1 USES		
0793/DIS8	Diss	land at Sawmills Road	Employment																				0.12Ha employment use compatible with existing South Norfolk Local Plan employment and allocation; near housing, bus and other employment uses; safe access and improvements required to local footpath links to rail station and town centre; contamination and archaeological issues to be addressed; Class B1 uses appropriate due to size of site and proximity to housing; CONCLUDE ALLOCATE FOR EMPLOYMENT USES IN CLASS B1.		
0844/DIS5	Diss	land at Haulage Depot Victoria Road	Housing																				17 homes potential; 2 services access within 800m (employment and bus); redundant lorry park adjacent to employment uses; river valley/open site; County Wildlife Site to north; much of site flood risk 2 and some flood risk 3; adjacent to development boundary but within area granted outline planning permission for housing (applications ref: 2009/2005/O and 2011/1492/O) shown as Site Z1264 subject to limited development area and housing densities; CONCLUDE - ALLOCATE AS PART OF SITE Z1264 BUT WITH REDUCED NUMBER OF DWELLINGS		
0845/DIS7	Diss	land at Park Road, Feather Mill	Mixed Use																				Suggested by owners for retail/ leisure/ residential uses; conservation area and TPO impacts; well-placed re town centre; adjacent to SNLP DIS 6 allocation permitted in outline for hotel and pub; footway, cycleway and A1066 crossing improvements required; outstanding comparison goods retail potential requires provision; potential inclusion within extended central business area for consideration with development management policies: CONCLUDE ALLOCATE WITH ADJACENT SITE A0015a FOR MIXED TOWN CENTRE TYPE USES - RESIDENTIAL /COMPARISON GOODS RETAIL/ CLASS A2 OFFICES/ LEISURE USES WHILE PROVIDING FOR EXTRACTION OF MINERALS AND FUTURE ACCESS POINT TO SITE 331.		
1107a/DIS 8	Diss	Land east of Station Road (north)	Housing																				12 homes potential; 2 services within 800m (employment + public transport); cleared site near railway station adjacent to employment uses and housing; part of area permitted in outline on appeal in 2003 for Class B1 uses (Application ref: 2002/0603/O); requires enhanced footway/cycleway links to station; potential site contamination and underlying minerals extraction issues; Joint Core Strategy Policy 5 need to retain employment land; CONCLUDE ALLOCATE AS PART OF ADJACENT EMPLOYMENT USE ALLOCATION A0008 FOR CLASS B1 USES		

A0008/DIS 8	Diss	Land at Station Road	Mixed																					Part vacant/ part coal yard remainder of South Norfolk Local Plan (SNLP) DIS 2 mixed use allocation - western part east of Station Road includes housing site Z1221 and coal yard; land permmitted in outline on appeal for B1 uses (Application ref:2002/0603/O) with SNLP requirement for east-west link road to the station curently part built; developer interest in care home on eastern part of site; contamination and archaeological interest issues; site located on minerals resources; Joint Core Strategy (JCS) evidence supports need for 15 hectares available employment land; JCS Policy 5 seeks retention of employment sites; CONCLUSION - ALLOCATE FOR CLASS B1 EMPLOYMENT USES SUBJECT TO COMPLETION OF THE EAST-WEST LINK ROAD RELATED TO DEVELOPMENT OF EXISTING COAL YARD IN USE OFF STATION ROAD AND RESOLUTION OF ISSUES RAISED ABOVE		
A0014/DIS 1	Diss	Land at Frenze Hall Lane	Housing																					SNLP housing land allocation; mostly permitted for 120 dwellings currently under construction coinciding with site 58; undeveloped remainder of allocation last permitted in outline in 1993 but not permitted in full; this part adjacent to undeveloped remainder of site 58 and all of suggested site 545; good access to bus and employment; few constraints; CONCLUDE RE-ALLOCATE A0014 REMAINDER FOR 9 HOMES (ADJACENT TO OVERLAPPING PART SITE 58 AND SITE 545 WITH POTENTIAL FOR 26 HOMES)		
A0015a/DIS6	Diss	Land south of Park Road	Mixed Use																					Vacant cleared ex- Hamlins factory site, part of SNLP Policy DIS 6 allocation for retail/ leisure use permitted in outline 16/1/12 for restaurant/ pub/ hotel (App Ref: 2011/0049/O); 2007 Retail Study potential for comparison goods retailing and leisure growth; site on potential minerals resources; potential inclusion within extended central business area for consideration with development management policies; CONCLUDE - ALLOCATE WITH SITE 845 FOR MIXED USES INCLUDING COMPARISON GOODS RETAIL/ CLASS A2 OFFICES/ LEISURE/INTEGRAL RESIDENTIAL USES		
Z1263/DIS 9	Diss	Land off Sandy Lane	Employment																					3.7hectares employment site with planning permission for Class B1, B2 and B8 uses (Ref: 2001/1434/FF, remaining part of larger site already developed. No environmental constraints, most of site of archaeological interest and good access to public transport (bus) with direct link to station proposed as part of site A0008 development. Site protected in accordance with Joint Core Strategy Policy 5 and National Planning Policy Framework. CONCLUDE TO BE ALLOCATED FOR EMPLOYMENT USES IN CLASSES B1, B2 AND B8.		
Z1264/DIS 53	Diss	Former depot, Victoria Road	Housing																					0.83 hectares site includes suggested site 844; 2 services access within 800m (emp and bus); eastern half is redundant lorry park, western half part employment/part housing use; impact on river valley/open site; County Wildlife Site across road to north; water supply improvements required; much of western half of site site flood risk 2 and some 3; partly within development boundary and granted outline planning permission for housing (apps. ref: 2009/2005/O and 2011/1492/O) subject to flooding mitigations, limited development area of 0.6ha outside flood zones 2/3 and 15-25 dwellings per hectare; CONCLUDE TO BE ALLOCATED INCLUDING SITE 844 BUT REDUCED NUMBER OF DWELLINGS MAX. 15.		
0202a/HAR 1	Harleston	Mendham Lane	Housing																					117 homes potential (planning application ref: 2012/0530/F submitted 20/3/12 proposes 120 homes); 5 services within 800m (shops/ emp/ high sch./ healthcare/ bus); site slopes to north, open to east part screened to south; existing South Norfolk Local Plan housing allocation (see A0024 below); requires safe road access off Mendham Lane and footway/cycleway links to town centre and nearby employment areas; requires landscape belt to eastern boundary incorporating proposed open space site 202b.		
0202b/HAR 2	Harleston	Mendham Lane	Amenity/Open space																					Open space proposed by developer of site 202a); requires suitable access; good location in relation to adjacent housing allocation; CONCLUDE ALLOCATE FOR RECREATIONAL OPEN SPACE IN ASSOCIATION WITH SITE 202A.		
0228	Harleston	Frere Road	Mixed Use																					Mixed use or could theoretically accommodate 8 homes; 5 services within 800m (shops/ emp./ prim.sch./ healthcare/ bus); well screened site between housing; informal amenity open space but neither protected by policy nor formally permitted as open space; limited development could complement adjacent form and character; CONCLUDE INCLUDE PART OF SITE WITHIN DEVELOPMENT LIMIT AS INFILL PLOT APPROPRIATE TO ADJACENT FORM AND CHARACTER		
0608/HAR3	Harleston	former Howard Rotavator Works, Mendham Lane	Housing																					REVISED SITE; 29 homes potential on brownfield remainder of ex-Dowdeswell Engineering land also ex-SNLP employment land allocation reference Site A0026; potential contamination issues; 3 services within 800m (shops/ emp./ bus); vacant flat well-screened site well related to adjacent housing; potential access through adjacent housing; owner interest suggests housing more deliverable than employment uses; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
0665/HAR4	Harleston	land at Spirkitts Lane	Housing																					39 homes potential; SAME SITE AS SITE 769; site in agricultural use but mostly on SNLP employment land allocation with northern part on SNLP housing allocation; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); site part screened by hedges slopes down to north and relates well to adjacent housing; requires safe access via Willow Walk and Spirketts Lane ; good accessibility to services and town centre; owners suggest housing more deliverable than employment uses on site so propose exchange this for new employment land allocation off Spirketts Lane (site 998); CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
0666/HAR4	Harleston	land at Spirkitts Lane	Housing																					27 homes potential; site in agricultural use but within SNLP employment land allocation; TPO tree on one corner; 4 services within 800m (shops/ emp./ high sch./ bus); site slopes down to north with thick hedge screen to east and industrial estate; relates well to Sites 665 and 667 and ex-SNLP housing land allocation ref: A0023; requires suitable access via adjacent housing sites in same ownership and Spirketts Lane plus footway/cycleway links to town centre and nearby employment areas; good accessibility to services and town centre; owners suggest housing more deliverable than employment uses on site so propose replace with new employment land allocation off Spirketts Lane; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
0667/HAR4	Harleston	land at Spirkitts Lane	Housing																					29 homes potential;site within ex-SNLP housing land allocation; 6 services within800m (shops/ emp./ prim.sch./ high sch./ healthcare/ bus); site contiguous with sites ref: 665 and 666; requires suitable access with good visibility via SITE 665 (Willow Walk) or 666 (via Spirketts Lane); good access to services and town centre while use complements adjacent housing; CONCLUDE RE-ALLOCATE FOR HOUSING		

0766/HAR4	Harleston	land off Spirkett's Lane	Housing																					96 homes potential; concurrent with sites 665/666/667, housing allocation Ref: A0023 and employment land allocation Ref: A0025; 6 services within 800m (shops/ emp./ prim.sch./ high sch./ healthcare/ bus); gently sloping site to north screened from industrial estate by hedges while well related to adjacent housing; requires access as for sites 665/666/667 and enhanced landscape screen to industrial estate; good accessibility to services and town centre so propose exchange in part with new employment land allocation off Spirketts Lane; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
0769/HAR4	Harleston	land off Spirkett's Lane	Housing																					39 homes potential; SAME SITE AS SITE 665; site in agricultural use but mostly on SNLP employment land allocation with northern part on SNLP housing allocation; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); flat site part screened by hedges slopes down to north and relates well to adjacent housing; requires safe access via Willow Walk and Spirketts Lane; good accessibility to services and town centre so suggest exchange this for new employment land allocation off Spirketts Lane (site 998); CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
0998/HAR7	Harleston	Land at Spirketts Lane	Mixed Use																					Housing or employment suggested and could take 141 homes; poor general access to services (bus and employment alone) for housing (as reflected by NCC transport coomments) but bus access within 800m suitable for employment use; flat well screened site; CONCLUDE 4.0 HECTARES SITE TO BE ALLOCATED FOR NEW AND REPLACEMENT EMPLOYMENT LAND REQUIREMENT		
A0023/HA R4	Harleston	Land south of Limes Close	Housing																					30 homes potential;all on ex-SNLP housing land allocation; promoted as sites 667, and northern parts of sites 665 and 766; good access to 6 services within 800m (shops/ emp./ primary sch./ high sch./ healthcare/ bus); requires suitable access via Willow Walk; proposed use commensurate with adjacent housing; CONCLUDE ALLOCATE FOR HOUSING AS FOR SITES 665 (PART), 667 and 766 (PART)		
A0024/HA R1	Harleston	Land at Mendham Lane	Housing																					117 homes potential (planning application ref: 2012/0530/F submitted 20/3/12 proposes 120 homes); 5 services within 800m (shops/ emp/ high sch./ healthcare/ bus); flat site sloping to north and open to east; existing local plan housing land allocation (see site 202a above); requires safe road access off Mendham Lane and footway/cycleway links to town centre and nearby employment areas; requires landscape belt to eastern boundary incorporating proposed open space site 202b; CONCLUDE ALLOCATE FOR HOUSING AS FOR SITE 202a		
A0025/HA R6	Harleston	Land at Spirkett's Lane	Employment																					Ex-SNLP employment land allocation; western two thirds in agricultural use which relates well to adjacent housing (and overlapped by proposed housing development sites 665/666/769), this is separated by a tree/hedge screen from the eastern third which is vacant scrubland sloping towards exising industrial estate; TPO tree within central site; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); good accessibility to services and town centre plus owner interest suggests housing could be more appropriate and deliverable on sites 665/666/769; Class B1 employment uses would reduce impact on adjacent housing; CONCLUDE ALLOCATE SITES 665/666/769 (2.05HA) FOR HOUSING AND REALLOCATE REMAINDER OF A0025 (1.0 HA) FOR CLASS B1 EMPLOYMENT USES WITH LANDSCAPE IMPROVEMENTS TO WESTERN AND NORTHERN BOUNDARIES.		
A0026/HA R1	Harleston	Land eastern end of Howard Rotavators Yard	Employment																					Same as revised site 608; 29 homes potential on brownfield remainder of ex-Dowdeswell Engineering land and site also ex-SNLP employment land allocation; potential contamination; 3 services within 800m (shops/ emp./ bus); vacant flat well-screened site well related to adjacent housing; potential access through adjacent housing; owner interest suggests housing more deliverable; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE		
Z1240/HAR 5	Harleston	Land at Station Hill	Mixed Use																					Suggested for employment, retail, community facilities and mixed-use development. Prominent largely cleared partly screened and partly elevated site in mainly housing area but in edge-of-town centre location. Large commercial uses could have adverse visual impacts; development required to relate to elevation of site, housing and adjacent buildings. 5 services within 800m (primary school, healthcare, shops, employment and bus); site suited to small scale retailing to meet potential identified by 2007 Retail Study, plus commercial uses and health and community facilities; CONCLUDE ALLOCATE FOR MIXED USES COMPRISING SMALL SCALE RETAILING FOR FOOD AND RELATED GOODS OF UP TO SOME 250M2 NET, NON-FOOD GOODS UP TO SOME 500M2 NET; CLASS B1 EMPLOYMENT USES AND HEALTH AND COMMUNITY FACILITIES		

Key Service Centres

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTITLIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0451/HIN1	Hingham	land at Seamere road	Housing																				229 homes potential; well related to 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); highways authority preferred site; local concerns about drainage and flooding in Seamere Road; site slopes to south west reducing impact on valley to east; site too large for required housing total but northern half is better related to town's form and character with potential for 95 dwellings subject to appropriate landscape buffers; good access and close to services. CONCLUDE TO BE ALLOCATED FOR REDUCED TOTAL OF 95 DWELLINGS		
Z1260/HIN2	Hingham	land adjacent industrial estate	Employment																				Flat well screened rough grass site including small car park at southern end. Allocated in South Norfolk Local Plan for industrial estate extension, not developed but well screened by tree screen as required by South Norfolk Local Plan; deliverable as owned by adjacent business interests; access available from industrial estate. Suitable for re-allocation for employment uses in Classes B1, B2 AND B8.		
0342	Loddon/Chedgrave	Ex-Press Plastics	Housing																				87 dwellings approved in principle subject to Sec 106 agreement (application ref: 2011/1184/F) whose basis pre-dates the Joint Core Strategy (JCS) so excluded from JCS housing requirement to 2026; 5 services access within 800m (inf. sch/sec.sch/shops/emp/bus); CONCLUDE NOT TO BE ALLOCATED BUT TO BE INCLUDED WITHIN DEVELOPMENT LIMIT		
0530/LOD1	Loddon/Chedgrave	land north of George Lane	Housing																				300-400 dwellings, amenity land and community facilities suggested; dwellings revised to 200 during pre-application discussions with South Norfolk Council; good access to 6 services within 800m (jun.sch./ sec.sch./ healthcare/ shops/ emp/ bus); sloping site on shallow valley side includes rough grazing partly in flood zones 2, 3a and 3b on valley floor; hedge and trees along north and west boundaries, housing to east and south; requires improved A146/ George Lane junction and site access off George Lane; minerals on site; site of archaeological interest; forms a "gateway site" but prominence from A146 to be reduced by reduced land take reflecting neighbouring densities and western boundary landscape buffer; site surrounds new health centre already built; CONCLUDE ALLOCATE PART SITE FOR 200 DWELLINGS AND PART IN VALLEY FLOOR FOR AMENITY OPEN SPACE		
A0019/LOD2	Loddon/Chedgrave	Land at Beccles Road/A146 Junction	Employment																				South Norfolk Local Plan motel site/employment use allocation; vacant level scrubby site significantly higher than adjacent industrial estate thus requires separate safe road access from Beccles Road; forms a prominent "gateway site" to Loddon on Beccles Road and the town so requires high quality design minimising its visual impact; uses thus best limited to types of buildings required for Class B1 and B2 uses allied to boundary landscape enhancements.		
Z1262/LOD3	Loddon/Chedgrave	Land adjacent to industrial estate	Employment																				Land within South Norfolk Local Plan development boundary adjacent to general industrial development; part screened site near shallow valley floor but in flood zone 1; boundary landscape enhancements required; site owners consider land deliverable; road access available from Little Money Road; potential drainage to nearby watercourse; 15m exclusion zone around pumping station at northern end of site; site of archaeological interest; suitable for allocation for employment uses in Classes B1/ B2/ B8		
0118/POR4	Poringland/Framingham Earl	The Ridings	Housing																				sewers crossing site. IUD shows site at low risk of flooding. Slight slope down to the west. Site currently overgrown with brambles. Accessible from The Ridings (depending on Norfolk Homes development) and Boundary Way. Need to investigate viability of mineral extraction prior to development. GP; convenience store; village hall & bus; dentist within 800m.		
0119	Poringland/Framingham Earl	West Green Farm, Shotesham Road	Housing																				IUD shows site at low risk of flooding. During site visit impossible to judge topography as site thickly overgrown. Include frontage in development boundary. Convenience store & bus within 800m. Include part of site in development boundary.		
0345POR1	Poringland/Framingham Earl	Heath Farm	Housing																				Water mains crossing the site. Large blue folder contains masterplan for 300 dwellings, consortium of landowners, lots of info re drainage. TPOs at boundary. IUD shows site at medium risk of flooding. Has spring/drainage issues in centre of site, making only north and south of site developable (Flood Defence Officer). Access via Greenacres (as per masterplan site access plan) would require CPO as occupant of no. 20 claims to own strip at end of close. Masterplan suggests access from Stoke Road, Norwich Road, Caistor Lane (TPOs to consider). Southern part of site slopes down to Stoke Road. Need to investigate viability of extracting minerals prior to development and investigate Historic Environment Record. Site has acknowledged surface water and ground water issues. Need to formalise arrangement for open water course behind properties on Norwich Road and Caistor Lane. Site would need full drainage assessment, including onsite and offsite flood risk. Suitable access to the site would need to be negotiated. GP; pub & village hall & bus; convenience store; school; dentist within 800m.		
0395/POR3	Poringland/Framingham Earl	MoD site, off Pine Loke	Housing																				Pre-app enquiry 2012/0390. IUD does not identify site's flood risk. Big mast is not part of site. Padlocked gate: 7944 combination. Agent states no soil contamination, but some concrete foundations on site, which contains derelict buildings (WWII heritage?) and very slight slope down to east. Masts are a dominant feature of site (and surrounding landscape) and could be a problem for residential use. Agent James Tanner states owner Paul Rackham would be happy to consider allocation for employment use. Viability of extracting minerals to be investigated prior to development. GP; pub & village hall & bus within 800m. Allocate for employment use.		

0402/POR2	Poringland/Framingham Earl	land at Pigot Lane/Long Road	Mixed Use																					Pumping station buffer zone (Pumping station at corner of site) and water mains crossing site. IUD shows site at (part medium) high risk of flooding. Application 2011/1284 for western part of site has flood mitigation measures but foul drainage issues. Southern part of site has private well (for Manor House) & major objections likely if developed, for risk to private water supply. AWA has right to discharge water tower across site. PC are concerned about drainage. Part of site covered by application is mostly flat, arable and pasture land with water filled ditches to boundary and would be suitable. The rest of site north of Pigot Lane is less appropriate as it extends village too far into countryside. Wooded part of site south of Pigot Lane would not be suitable due to issues above, and positive contribution it makes to setting of village. Therefore allocate only area north of Pigot Lane. Need to investigate extraction of minerals prior to development and investigate Historic Environment Record. Pub & bus & village hall; convenience store; dentist; school within 800m.		
A0021a/POR7	Poringland/Framingham Earl	Previous allocation under Local Plan	Housing																					Norfolk Homes have permission 2010/1332 for 232 dwellings. Water mains and sewers crossing site. IUD does not show site's flood risk. Take-away, pub, library, GP, supermarket, village hall within 800m. Site was allocated in last local plan. Re-allocate but does not count towards JCS target.		
A0021b/POR/4	Poringland/Framingham Earl	Previous allocation under Local Plan	Housing																					Norfolk Homes have had pre-app discussions and app 2011/0476 awaiting committee date. Water mains and sewers crossing site. IUD does not show site's flood risk. Convenience store, estate agent, take-away, vet, bus within 800m. Site was allocated in last local plan. Re-allocate but does not count towards JCS target.		
A0022a/POR5	Poringland/Framingham Earl	Land north & south of Heath Loke	Primary School																					FORMS PART OF S0164 with A0021a. Formerly allocated as a school site but, with current expansion to primary school, additional site not needed. sewers crossing site. IUD does not show site's flood risk. Current use for soil & equipment storage. Flat site, with chainlink fence to boundary and potential for access from Norfolk Homes spine road (Heath Loke is unmade road and might need improvement for cycle/pedestrian access). Need to investigate mineral extraction prior to development. Supermarket & GP & bus; school; Welcome Home community facility; dentist within 800m. Care Home with dementia care.		
A0022b/POR6	Poringland/Framingham Earl	Land north & south of Heath Loke	Recreation /open space																					FORMERLY ALLOCATED FOR OPEN SPACE. Eastern part of site is within permission 2004/0901 Budgens and has been provided. IUD does not show site's flood risk. Rest of site currently includes Norfolk Homes site office and natural greenspace.		

Service Villages

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTILITIES)	Local Access to Services	Sewage treatment works safeguarding	**Conclusion - Preferred Option**	Comments	**Amendment to Preferred Option**	Explanation for Amendment to Preferred Option
0562a	Alburgh	Friends Farm, The Street	Housing																				Site can be included within suggested development boundary as adjacent and to the current proposed boundary and an additional dwelling would not be out of character for the pattern of development in this part of Alburgh. No highway objection to previous planning application for a dwelling on this site. On bus route, school just over 1km from site.		
0710	Ashwellthorpe	land at The Street	Housing																				English Heritage state due to inclusion of 3 grade II buildings (the Thatched Cottage appears to be immediately adjacent to the border of 009, and therefore within 710) the impact of large scale development here may be significant and the affect of this should be carefully considered. NO NEED FOR ADDITIONAL ALLOCATIONS. THIS site got PP for 31 dwgs, excluded from boundary until development ocurs. Site includes all of site 009, which is brownfield, but majority of this site is greenfield. Pub, village hall, bus stop within 800m.		
0078/GRE1	Aslacton/Gt Moulton	land at High Green	Housing																				Large site very visible from railway line that if developed in its entirety would greatly exceed the level of development planned for Aslacton & Gt Moulton in the JCS. Partial development of the site as frontage development along High Green would match extended development boundaries along southern side of High Green. However, not within walking distance from school.		
0629	Aslacton/Gt Moulton	land at White House Farm	Housing																				Domestic garden space associated with White House Farm which could be brought into development boundary with Rosetree Farm without resulting in development intrusive into the open countryside.		
0644	Aslacton/Gt Moulton	land at Station Road	Housing																				Too small to allocate with unsatisfactory access. However, along with site 680 therre is a case for reviewing the development boundary to allow some small developments to the rear where suitable accesses allow.		
0662	Aslacton/Gt Moulton	land at Blackmill Lane	Housing																				Small piece of land between existing residential development and railway line. Main constraint is access - Black Mill Lane does not have a paved surface and its junction with Station Road may be substandard in highway terms. Alternative access may be available via the access to Nos 63 and 65 Station Road, however this is even more constrained and may well involve thrid party land. Whilst therefore not suitable to allocate, development boundary has been reviewed along with sites 644 and 680.		
0680	Aslacton/Gt Moulton	land at Station Road	Housing																				Copse which forms focal point of existing development and likely in itself to be unsuitable for development. However, consideration should be given to review the development boundaries to include the surrounding existing development and as part of a revised development boundary with sites 644 and 662..		
Z1261/ASL1	Aslacton/Gt Moulton	Coopers Scrapyard, Church Road	Housing																				Site previously granted consent for 14 dwellings on appeal. Brownfield site close to school and bus service.		
1130/BAR1	Barford	Land west of The Hall, off Church Lane	Housing																				Access concerns expressed by Parish Council. Fairly narrow road, currently no footpath to link to main part of village. Site is raised from road level by steep bank and hedging although site itself seems flat and open. Whole site too large for allocation but potential to use a strip of road frontage on Church Lane for approx 10 units. Development unlikely to have a visual impact from Back Lane. Primary school, local employment and regular bus service within 800m. Site would need to be well screened as approached from Church Farm towards the village. Would need to provide footpath to village as part of scheme. SNC Flood Defence Officer suggests that if site is developed a sustainable drainage strategy will be needed to take account of potential groundwater movements, any discharge into the Barford Flood Alleviation Scheme would need prior consent from SNC		
R0784	Barford	Land at the Lilacs, Church Lane	Housing																				Site owner expresses preference for 2 units on site. Parish Council SUPPORTS site. English Heritage concerned about impact on setting of church. DEVELOPMENT BOUNDARY EXTENSION. Primary school, local employment and regular bus service within 800m. Small site, screened by existing dwellings so unlikely to have adverse impact on church or river valley		
0494	Barnham Broom	land at 86 Norwich Road	Housing																				Sewers crossing the site. Site could accommodate 1 or 2 dwellings at surounding density. Access via Lincoln's Field. Village hall, school, bus stop, shop within 800m. Development boundary change to include all adjacent gardens.		
0986/BARN1	Barnham Broom	Land at Rush Green Road, Bell Road	Housing																				Cordon Sanitaire for sewage treatment works (affects top end of site only). English Heritage state there is a II* park, Kimberley Park, 1.5km south of this site. While some distance away and in part screened by woodland, the potential for impact on the setting of the park should be considered in later stages and taken into account in detailed site design. About one third of site (nearest road) is in Grade II agricultural land zone, and agricultural use contributes to rural setting of village. PC state beyond footpath extent. However, part of site is adjacent to existing development. Pub, shop, bus stop within 800m.		
0015	Bergh Apton	Between The Gardens and Corner House	Housing																				Gap in existing linear development. Not suitable to allocate due to size of site but within proposed development boundaries. School at Alpington within 800 metres.		
0434/BER1	Bergh Apton	land off Cookes Road	Housing																				Site is on opposite side of Cookes Road to village hall and within 800 metres of shop and bus service. The site could be developed to provide frontage development onto Cookes Road and The Street as part of a new development boundary including existing adjoining development. Highways may object due to suitability of local highway network, however this concern applies to all sites in Bergh Apton.		
0801	Bergh Apton	land at Hedgerows Mill Road	Housing																				Garden space to dwelling already shown as within suggested development boundary. Could accommodate an additional dwellling without substantially intruding into the break in development given the existing boundary treatments. Too small to allocate but is included in the suggested development boundary.		

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0101	Little Melton	land south Mill Road/Ringwood Close	Housing																				Flat site in peaceful location, bounded on 2 sides by residential development, trees on third side, allotments on southern boundary. Site currently used to keep horses and adds to rural character of village. Allocating would impact on rural character of the village, but with 619a would allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; village hall; school; pub within 800m.		Highways Authority have advised there are constraints on the local highway network that will limit the scale of development on the preferred sites. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility, private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, part of the site has potential for 20 dwellings, but as this site has a bigger potential impact on the form and character of the village than site 619a, both from Mill Road and from the allotments, it is no longer preferred.
0104	Little Melton	Gibbs Close	Housing																				SHLAA: Generally level site with no constraints upon development arising from topography. Technical work undertaken to demonstrate viability and Timewell Properties are considering application for up to 20 dwgs & claim junction has been assessed to have capacity for a further 60 dwgs. Site bounded by trees/hedges in peaceful residential area with access off Gibbs Close. Mostly flat site with recent felling of several small trees. Combined with site 103, 102a, Z1245 would allow access from 2/3 points onto Gibbs Close and 1/2 points onto School Lane. however, this would be for significant number of dwellings, too many for services to support. Village hall; bus stop; school; pub within 800m.		The Highway Authority advise there are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. Small estate development on this site may be acceptable, but would intrude into landscape to some extent.
0619a/ LIT1	Little Melton	Land at Ringwood Close	Housing																				Sewers cross site. English Heritage state devt could have impact on setting of GII* Church of St Mary & All Saints across open fields to north west of site and harm to setting of church should be avoided. They state more information needed to assess scale of adverse impact; may object to the principle of development here. However, church is separated by two fields. Landscaping needed to western boundary to avoid hard edge and mitigate impact. Lots of support from local residents, and support of PC. Allocate with 1080 & 101 to allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; school; pub; village hall within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. Access via Ringwood Close seems an appropriate extension of existing development. Entire site would be too large for 20 dwellings but would allow landscaping required for screening from church, and would allow potential ecological constraints of southern part of site to be accommodated. Gt Melton Rd has grass verge refuge for pedestrians but no footpath. Ecological value of southern part of site needs to be assessed but northern part of site can accommodate 20 dwellings with minimal impact on form and character of village.
0619b	Little Melton	Land at The Brambles, Great Melton Road	Housing																				Sewers cross site. Unable to access on site visit. PC originally supported but in 2011 stated 619a could provide 30dwgs so 619b not now needed. Transport state that if safe access can be made, they would not object.Allocate with 619a, 1080 and 101 to allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; school; pub; village hall within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, the site is not needed to supplement 619a, and the ecological and potential highway constraints make the site far less suitable than 619a.
1080	Little Melton	Land at Glenhaven, Great Melton Road	Housing																				Transport originally considered unsuitable (site did not connect with any roads) then stated that if safe access can be made, they would not object. Allocate with 619a, 619b and 101 to allow a coherent development with alternative access points from Ringwood Close and Mill Road. Bus stop; village hall; school; pub within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, the site is not needed to accommodate this level of growth, and could not be accessed other than via another site.

0420	Mulbarton/Bracon Ash	land at Lyltone, The Rosery	Housing																							TOO SMALL TO ALLOCATE. Co-op within 800m. Include within development boundary, but development of site subject to suitable access.		
1146/MUL1	Mulbarton/Bracon Ash	Land off Long Lane & The Rosery	Housing																							Large site, overlaps SHLAA site SNC0141. Comments for SHLAA: Development of this site in conjunction with Cuckoofield Lane site would increase pressure on highway network and alter the current rural character of the site, which provides an open rural outlook to the village and existing developments. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout. Generally level site with no constraints upon development arising from topography. Co-op; GP; school within 800m. Application 2011/2093/O for 180 dwgs. Site adjacent to development boundary but would add to very concentrated development at south of village. Junction at north-west corner has visibility and capacity problems. Flat site, slightly higher than the road, drainage ditch and bounded by trees to the west, but very open countryside to south and east and provides rural setting for south-eastern part of village. Subject to suitable local footway enhancements, road improvements and a safe access being made the Highway Authority would not		
Z1230	Mulbarton/Bracon Ash	Land at Fairview House, Norwich Rd	Housing																							Once off the Norwich Road, narrow access past derelict sheds and a domestic garage. Very rural site containing glass house. Owner's stated aim is to build 2 or 3 dwellings. Bus stop; playgroup; pub within 800m. Include south-eastern part of site (only) in development boundary.		
0819/BRA1	Mulbarton/Bracon Ash	land at Norwich Road	Housing																							PC support site, but English Heritage would object, due to adverse impact on setting of Mergate Hall. However, northernmost part of top site (approx 0.9ha) could be suitable for 20 dwgs. Flat site, bordered by trees, well		
0935	Mulbarton/Bracon Ash	land at Thistledown, Hawkes lane	Housing																							PC support site, which is fairly flat and bounded by trees. Western half of site is not proposed by landowner, as used for grazing. Consider eastern half for inclusion in development boundary, but any development proposals will have to prove suitable access. Village hall & bus within 800m.		
0607/NEW1	Newton Flotman	Land off Flordon Road/Church Road	Mixed Use																							Water mains crossing the site. Ec Devt see little value in establishing employment allocation in Newton Flotman. PC unhappy about site, partly due to large size and partly access onto Church Road. But access from north of site onto Church Rd would not relate site to village. North-western edge is also immediately adjacent to railway line. However, eastern point of site is adjacent to Alan Avenue, with possible access from there. This route means:potential employment at Olive House; bus stop; GP & employment sites of theatre school & garage are		
0121/PUL1	Pulham Market	Land at Sycamore Farm, Tattlepot Road	Housing																							Listed farm building on site frontage with apparently redundant agricultural buildings to rear. Local services within 800 metres includes doctor surgery, school, shop and bus service, as well as pubs and recreation facilities. English Heritage do not object to development of this site, subject to the imapct on the setting of the listed building and retention and reuse of any historic farm buildings.		
0124	Pulham Market	Colegate Road	Housing																							Could be developed as an allocation of five to bring development along eastern side of Colegate End Road to the same level as that on the western side. Highways have, however, raised a concern about the local highway network and have indicated that they would object on the information currently before them. Allocation is therefore subject to suitable access being agreed. Core services within 800 metres include doctor surgery,		Colegate End Road is very constrained and has no footway and therefore cannot support any new development of this scale
0882	Pulham Market	land at Station Road	Housing																							Existing domestic garden. Large enough to be an infill plot, but not to allocate. Can be considered as alteration to development boundary to include the site and other properties south of the church. Within 800 metres of core		
0129/ROC1	Rockland St Mary	The Street (adj. Beazer development)	Housing																							Site integrates well with existing estate with access through Bee-Orchid Way and would not be intrusive into wider landscape. Bus service is only core service within 800 metres, although footpaths do link school and surgery which are towards the other end of the village. Given lack of any other suitable site, this site is prefered		
0884	Rockland St Mary	land at the Old Hall	Housing																							Too small to allocate, however development boundaries can be expanded to include site. 3 core services within 800 metres (shop, surgery and bus service).		
0447d	Saxlingham Nethergate	Land adj. Nookside, Norwich Road	Housing																							Adjoins end of existing development along north-eastern side of Norwich Road. Original site size was too small to allocate, but considered as a small extension to the development boundaries. Would reflect existing pattern of development but would almost certainly require the removal of large sections, if not all, of the current hedge which contributes positively the local character of the area. 2 core services within 800 metres of the site		Site no longer being promoted
0447e	Saxlingham Nethergate	Land adj. Sway-Lea, Norwich Road	Housing																							Site is gateway to village when approaching the village from Norwich. Logical extension to development boundaries and is coherent as an allocation with site boundary changes proposed, creating one larger site with 447d. 2 core services within 800 metres of the site (surgery and bus service).		Site no longer being promoted
0957	Saxlingham Nethergate	land at Pitts Hill	Housing																							Grounds of large house on edge of village. Not suitable to allocate but could be an extension to development boundaries. Within 800 metres of two core services (school and bus service)		

0462	Scole	land at 1 The Terrace Low road	Housing																							Too small to allocate. Site within development boundary.
0565	Scole	land between Ridge House & Rose Cottage Bungay Road	Housing																							Too small to allocate but can be considered as an extension to development boundary to include Rose Cottage and Ridge House.
0891/SCO1	Scole	land at Old Norwich Road adj, Ransome Avenue	Housing																							Access can be achieved through the recently completed afforable housing scheme which fronts Norwich Road and from which development of this site would act as logical extension. Would have little visual impact in wider landscape, including from Norwich Road given existing vegetation. Very close to school, bus route and employment opportunities at garage. Could accommodate 10-15 dwellings, which combined with 5 already
0684/SEE1	Seething	land on Seething Street	Housing																							Although some distance from the existing development boundaries, the site is contained within the existing pattern of settlement along Seething Street and infills between existing development. Could be allocated with a separate development boundary including properties to north. However, given the character of the area it would
0497	Spooner Row	land at Alnwick Top Common	Housing																							Flat site bounded by hedges & drainage ditch. Alnwick has 1st floor window overlooking site. Include frontage in development boundary. School; rail halt within 800m. Include in development boundary.
0534/SPO1	Spooner Row	Land off Chapel Road	Housing																							Pre-app discussions with Housing Dept about 10 dwgs on site, which slopes down to road. Development here would balance ribbon development on north-western side of road, but would need to respect site's role as gateway, although not so visible on approach as 533. Pub; rail halt within 800m. Possible relocation of sewage
0967c/SPO2	Spooner Row	Land at Spooner Row	Housing																							Adjoins community land used by school. Children's Services concern that should expansion of school be needed, new site required. Current use is agricultural. TPO immediately adjacent to site. Mostly flat site with some undulation, bounded by trees, hedges & ditches. School; rail halt; pub within 800m. Frontage of site
0139/STO2	Stoke Holy Cross	Long Lane	Housing																							Potential for development accessed from Poringland Road. To be considered with sites 453 and Z1265 to provide integrated development which could include improvements to adjacent school. Site 139 itself is within
495	Stoke Holy Cross	land at Tree Tops Long Lane	Housing																							Small site within close proximity of services including school, bus and recreation facilities which could be accommodated as an alteration to development boundary.
0753/STO2	Stoke Holy Cross	land at Long Lane (adj. Primary School)	Housing																							Development of this site could be achieved without signficant impact on landscape due to constrianed nature of site. Close to services including schoool, bus and recreation facilities. Transport raise concerns about access onto Five Acres, but this could be overcome by access through site Z1265 and site 139.
Z1265/STO2	Stoke Holy Cross	Land south of Billinghay, Long Lane	Housing																							Can be progressed with sites 139 and 753 to provide site for 75 dwellings.
0333/SUR1	Surlingham	land off the Street/The Common	Housing																							Rear of site in Flood Risk Zone 2 so only frontage development would be feasible - could accommodate 5 dwellings in keeping with linear character of development. On bus route but school and shop over 800m. Within 500m of SAC / SPA.
0797a/SUR2	Surlingham	Land at New Road	Housing																							Part of larger field. Close to school, shop and garage. Could be developed with site 896 for small allocation.
0797b	Surlingham	Land at Mill Road	Housing																							Part of much larger field. Too small to allocate but could be an extension to development boundary to match extent of boundary on opposite side of road. Neighbouring dwelling is bungalow, as is dwelling opposite.
0896/SUR2	Surlingham	land at New Road	Housing																							Site close to services and would not be intrusive into wider landscape. However differences in levels which would need to be addressed in developing the site.
0336	Swardeston	Land at Intwood Lane	Housing																							TOO SMALL TO ALLOCATE separately (unless 549a allocated). M&W would require consideration of CS16 if site boundary changed to over 1ha. PC support site, which is bounded by trees and slopes down towards road. Alternate access would be needed for paddock to east of site. Site is on very narrow lane on a hill, with noise
0549a	Swardeston	Land at Intwood Lane	Housing																							Considered for allocation with 549b and 1078 & 336 but would be backland development. PC support site, which is approx 1m higher than the road. On narrow lane on a hill, with noise from kennels opposite. However, may be suitable for additional dwelling if included in development boundary. Bus stop within 800m.
0978d/SWA1	Swardeston	Land at Mangreen and Mulbarton	Mixed Use																							SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Moderate adverse effects from nearby uses. Vast majority of site is not in or close to a settlement. Viability assessments are being carried out and will be the subject of changes to the requirement of development. Full site was within 250m of site considered suitable for allocation for M&W, but no objection if smaller area around Swardeston allocated. Email to agent 23/1/12 to pursue small part of site next to development boundary for maximum 30 dwellings, which Transport state should be deliverable. That part of site: bus stop; farm shop; bakery and employment sites at pub & garage within 800m.

0214/TAC1	Tacolneston/Forncett End	Land adj. The Fields	Housing																									
0442	Tacolneston/Forncett End	Common Road Forncett End	Housing																									
0689	Tacolneston/Forncett End	land off Bentley Road	Housing																									
0511/TAS1	Tasburgh	Church Road	Housing																									
0613a/THL1	Thurlton	Land at Beccles Road (road frontage)	Housing																									
0613b/THL1	Thurlton	Land at Beccles Road (north-east)	Housing																									
1133	Thurlton	Land adj. Affordable Housing Development, Tithebarn Lane	Housing																									
Z1213	Thurlton	Land at Ciollege Road	Housing																									
0006	Thurton	land at White House, Mill Road	Housing																									
0398	Thurton	land at Mill Common	Housing																									
0575/WIC1	Wicklewood	land at Hackford Road	Housing																									
0695a/WIC2	Wicklewood	land fronting High Street	Housing																									
1168	Wicklewood	Builder's Yard off High Street	Housing																									
0337/WOO1	Woodton	Land to rear of Georges House, The Street	Housing																									
0159/WOR1	Wortwell	The Bell Field	Housing																									
0472	Wortwell	land to rear of 133 High Road	Housing																									
0543b	Wortwell	Land at High Road	Housing																									
0785	Wortwell	land off Tunbeck Close	Housing																									
0705	Wreningham	land at The Fairlands	Housing																									
0915	Wreningham	land adj Homestead Church Lane	Housing																									
1175/WRE1	Wreningham	Land adj. Builder's yard on Church Road	Housing																									
0496	Yelverton	land opp. Alpington County Primary School	Housing																									
0803/ALP1	Yelverton	land at Wheel Road (South)	Housing																									

0214/TAC1	Potential TPO on site boundary. Bus, Pub within 800m, school over 800m	
0442	Large area of potential TPO on site boundary Garden Plot, not big enough for allocation but possible boundary extension. Pub, bus within 800m, school over 800m	
0689	Site separated from boundary by thin strip of land. Untidy site in a visually attractive area. Currently accessed down track. Surrounding properites listed and site would need to be developed in context with setting, consequently unlikely to be big enough for allocation. Submission from M. Haslam to get adjoining site in boundary. Therefore, development boundary extension incorporating White House Farm complex. Parish	
0511/TAS1	Development of site would infill between main built settlement and historic development at Old Hall Farm. Close to services - adjacent to school, bus route along site frontage with more frequent bus service, shop, pub, village hall and recreation facilities within 800m. Development would relate well to form and character of existing	
0613a/THL1	Gap in development between main settlement and College Road development. Frontage development could accommodate around 10 dwellings or a larger estate development with site to the rear. However, there is a signficant rise in levels as you go back into the site. There is also a difference in levels towards the south-	
0613b/THL1	Can only be developed with site 613a. Would need to take form of estate development which can accommodate all development planned for Thurlton. For access to services see 613a. Public footpath runs along boundary of preferred site.	
1133	Open boundary with Tithebarn Lane. Access could be achieved through recently completed affordable housing scheme. Close to school. However, would not infill between existing development in the way 613 sites do.	Inadequate access to site
Z1213	Development boundaries could be extended to include College Road development with site 613a.	
0006	Bus service to Norwich and Loddon and school within 800 metres. Slighlty removed feel from main settlement as Mill Road has more of a rural character by this point. Too small to allocate without resulting in a form of development that would be harmful to the semi-rural character of Mill Road at this point. Can be included within	
0398	Bus service and school within 800 metres. Mill Common descends from west to east. Development of this site would have an impact on the rural character of Mill Common which is a narrow country lane, but small scale	Site no longer being promoted
0575/WIC1	Site checklist still to be signed. Site is between 2 groups of dwellings, no apparent impact on visual amenity of others, with views across road and down over fields. Transport consider site to be slightly remote, but: bus stop;	
0695a/WIC2	Site screened by tall leylandi trees. Layout sensitive to adjacent windmill would be necessary,as would local flood alleviation features, but would otherwise balance village development. Bus stop; village hall; pub; school	
1168	Too small to allocate on its own, but included in development boundary and could be developed as part of 695a scheme, ensuring a suitable access. Bus stop; pub; school within 800m.	
0337/WOO1	Site could be developed as a small estate development accessed from The Street without significant intrusion into the open countryside and relatively in character given adjoining Woodyard Square. Possible loss of employment and flood risk issues at access, although these should not affect developable area of site. On bus route and within 800 metres of school, shop and pub.	
0159/WOR1	Development of site is constrained by flood risk zones leaving only land part closest to the junction on High Road developable. Close to bus route and employment opportunities at garage and pub.	Additional information has been provided to demonstrate that the site can be developed for five dwellings on land within Flood Risk Zone 1. Suitable for allocation for 5 dwellings which should include provision of public amenity space.
0472	Potential for limited development to rear - can be included as alteration to development boundary.	
0543b	Part of site has permission to be developed as afforable housing. Remainder of site could accommodate 10 or more dwellings which would extend the linear pattern of the development to bring the entrance to the village	Site no longer being promoted
0785	Possible consideration with site 348 for revision to development boundary.	
0705	TOO SMALL TO ALLOCATE. Include in development boundary. Slightly sloping site, bounded by leylandi trees. Would be backland, but adjacent to another dwelling. Transport consider to be remote from settlement, which	
0915	School within 800m. 13m from development boundary. TOO SMALL TO ALLOCATE. Include in development boundary. Flat site containing around 10 trees, with steep slope (1.5m) to road. Fairly narrow road with bend, and not much opportunity to widen, so development will have to prove suitable access.	
1175/WRE1	Transport are concerned that highway is at capacity, which applies to all sites and will limit total for village. Flat site, approx 1m higher than road. Hedges to boundary screen site from road, but attractive visual amenity from footpath. Sharp corner by footpath. Access may need to be from builders yard at eastern end of site. School; village hall; pub; bus stop within 800m.	
0496	Site partly developed for affordable housing, however southern half of site remains in agricultural use. Close to school and bus service, pub within 800 metres. Opportunity for small level of development south of affordable housing scheme to match existing pattern of development on eastern side of Nichols Road. Too small to allocate, so proposed as amendment to development boundary.	
0803/ALP1	Part of large open field, so site has no defined southern boundary. Site would form infill in between adjacent school and pub. In addition to school, site is also close to bus service. Hedge runs most of the length of the boundary with Wheel Road other than at its western end. Hedge and trees on western boundary.	

Other Villages

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTITLIES)	Local Access to Services	Sewage treatment works safeguarding	**Conclusion - Preferred Option**	Comments	**Amendment to Preferred Option**	Explanation for Amendment to Preferred Option
0794	Aldeby	site at Common Road, Aldeby (Tobar Ltd)	Housing																				Site too large for limited infill within boundary, could consider road frontage site within 800m of limited service at Burgh St Peter (village hall, pub) one core service bus stop within 800m -existing fruit growers/ packing station too large to include in entirety last promoted 2009 Site on Minerals resource Brownfield site		Preference has been to delete site frontage from development boundary to sustain the rural employment
0409/BAW 1	Bawburgh	land at Stocks Hill Bawburgh	Mixed Use																				PC do not object to site, which is impenetrable & totally overgrown & inaccessible as it stands. However, development of site would be feasible as low density, screened development would have low visual impact. Site appears to be 1.5m above road height at NW corner. Suitable as small site allocation - low density due to site and settlement characteristics. Pub & bus stop within 800m.		
A0004	Bawburgh	Land at Bawburgh/Colney Pits	Community open space																				Almost completely overlaps with 1147. JCS Policies 10 & 12 refer to this site's allocation for leisure use.		
0389	Bressingham	High Road, north side between The Grange & Briars	Housing																				Adj to listed building - Eng Heritage comment that this site and site 471 would involve building up either side of the II* listed Grange Farmhouse, which currently has an isolated location between two distinct areas of settlement. core services within 800 m = sch & bus other services also within 800m Village Hall Not preference.		Agree with English Heritage that the settiing of Listed Building should be protected
0471	Bressingham	land at High Road	Housing																				site too large for limited infill could consider smaller area adj to listed building -Eng Heritage comment Along with site 389, this site would involve building up either side of the II* listed Grange Farmhouse, which currently has an isolated location between two distinct areas of settlement. We would be concerned about the impact on the setting of the listed building by any inappropriate development. within 800m of core services (school & bus)		Agree with English Heritage that the setting of the Listed Building should be protected
0761	Bressingham	land at High Road	Housing																				site too large for limited infill - consider small portion of frontage only for inclusion into development boundary for limited infill. -core services of bus and school just within 800m adj to site of archaeological interest English Heritage comments This site is adjacent to 471, and, like that site, could have an detrimental impact on the setting of Grange Farmhouse (II*). This concern is minimalised by the small development boundary adjustment that is preferred. Whole site is adj to site of Arch Interest(AI) but development boundary adjustment is located furthest.		
1123	Bressingham	Land adj. Pascoe Place	Housing																				site too large for limited infill not adj to dev boundary within 800m of core services (school & bus) opposite a listed building within 800m of core services (school & bus) Site adj to exceptions housing scheme Anglian Water cordon sanitaire protection zone maybe required		Site too large and development boundary extension here would extend into open countryside.
0558	Brockdish	land north or Crabtree Rise	Housing																				just within 800m of core services (school & bus) site too large for limited infill could consider part of site for limited infill but all site within river valley and English Heritage comments The impact on the setting of the conservation area to the east should be carefully assessed. Anglian Water cordon sanitaire protection zone required		Site too large. Considered to impact on the conservation area to East.
1014	Burgh St Peter	Land at Beccles Road	Housing																				within 800m of limited service at Burgh St Peter (village hall, pub) one core service bus stop within 800m small site to include in boundary Site has underlying minerals resource Anglian Water cordon sanitaire protection zone required		
1098	Burgh St Peter	Land at corner of Pit Road & Church Road	Housing																				within 800m of limited services at Burgh St Peter - pub, village hall one core service bus stop just within 800m not next to development boundary. So inclusion would provide for more than required limited infill. Site on minerals resource		development boundary not adjacent, to extend would open more land than required for development.
0191	Burston	Audley End	Housing																				site too large for limited infill within 800m of core services school & bus, adj to development boundary area of TPOs opposite could consider small portion of site for limited infill but need to overcome Anglian Water cordon sanitaire protection zone requirements.		site too large. Accommodating Anglian Water cordon sanitaire protection zone not possible with smaller site.
0390	Burston	Willow End, Diss Road	Housing																				site adj to conservation area but next to development boundary on other side of public footpath. would extend development into open countryside Within 800m of core services; bus & school. English Heritage comments Although this site would elongate the village, it is of less concern to us than site 831, although it may have issues for the setting of the conservation area, and the grade II house at the west end of the conservation area. Site is too large for limited infill could consider smaller part along road frontage as reasonable alternative		agree with English Heritage concerns & site deemed to large for inclusion in development boundary
0547	Burston	Land at Manor House Farm	Housing																				site opp development boundary close to core services;school & bus could provide limited infill Anglian water cordon sanitaire protection zone applies		
0548	Burston	Land North of Manor House	Housing																				site too large for limited infill sited behind listed building and area of archaeological interest could consider for frontage development. Within 800m of core services; school & bus. Anglian Water cordon sanitaire protection zone applies		site too large. Accommodating Anglian Water cordon sanitaire protection zone not possible with smaller site. Joint Core Strategy Policy 16 requirement already met
0536	Denton	land at corner of Trunch Hill / middle Road	Housing																				only one core service (bus) within 800m near to dev boundary to south although opp site of listed building preferred option is to extend development boundary from south to include site for limited infill development		

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0147	Tivetshall St Mary	Land at The Street	Housing																						site next to development boundary too large for limited infill but preference is to include part of site to level off boundary to reflect other side of highway. Within 800m of school and Village Hall although would encroach into gap between the Tivetshall's. No contact from agent since 2009		
0673b	Tivetshall St Mary	Land at Green Pastures	Housing																						existing dwelling on site is within the developement boundary site within 800m services (School & Village Hall) If whole site included it would erode the gap between the Tivetshall's and impact on TPOs and Listed building to south therefore not as preferable as the preferred option.		Remains an impact on the form and character and affect TPOs & Listed Building
0643	Winfarthing	land at Stocks Hill, Short Green (Holly Farm)	Housing																						site within 800m of pub, Village hall & school. Site too large for limited infill and not next to proposed development boundary concern over access onto B1077 just before converging of roads. Extends built up area into open countryside and away from services		Highway concerns and would extends village away from servcies.
0763a	Winfarthing	Land at Church Farm	Mixed Use																						site within 800m of pub and school. Behind listed building but access could affect LB. site too large for limited infill Preference is to straighten boundary to take in some of site but sensitive infill would be required so that it did not affect the conservation area		
0763b	Winfarthing	Land west of The Street	Mixed Use																						site within 800m of pub and sch site too large for limited infill. Footpath along southern perimeter could include small portion of site but no logical boundary therefore discounted		Too large for limited infill and no logical boundary
0763c	Winfarthing	Land east of The Street	Mixed Use																						site within 800m of pub and sch site too large for limited infill. Eastern part of site in flood zones 2/3 could consider road frontage but would extend village into open countryside south further away from services		Highway concerns and site too large. Would extend village away from services
0912	Winfarthing	land at The Street	Housing																						part of site already has perm 2011/0102 for one dwelling front of site to one plot depth is included in development boundary		
Z1233	Burgh St Peter	Byways, Pit Road	Housing																						within proposed boundary and within 800m of limited services pub, village hall at Burgh St Peter core service of bus stop also close by. Good infill plot		
Z1234	Burgh St Peter	Land at Beccles Road	Housing																						close to limited range of service-pub, village hall and within 800m of one core service (bus stop) considered for limited infill		

11.3 The overall effects on each settlement/parish (taking into account all total allocations within that settlement/parish) have also been predicted and evaluated, based on the Sustainability Appraisal objectives. These summary comments (broken down via the settlement hierarchy levels) are listed in Table 11.2 below, with the full SA tables listed in Appendix 7:

Table 11.2: Summary of effects of the Site Specific Allocations and Policies Document

(NB: those settlements with an asterisk (*) are within the Norwich Policy Area and may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance of 1800)

Major Growth Locations

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Easton*	At least 1000 dwellings + enhanced + local services + enhanced bus/cycle links (*combined figures for Easton & Costessey)*	Approx. 900 dwellings + supporting facilities	Sites in Easton have been allocated for housing and a new village centre. The centre will help give a focus to the village, which currently has limited facilities. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Trunk Road junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some nearby uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. Policies will also need to address other know constraints identified during the site assessment process.
Costessey*		Approx. 500 dwellings + infrastructure + 13.3 ha new employment land	Sites in Costessey have been allocated for a range of uses including housing, employment and green infrastructure. Most sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Sites have been chosen to maximise accessibility (by walking, cycling and public transport) between housing, employment and services. Trunk Road

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
			junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some of the uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. Policies will also need to address other know constraints identified during the site assessment process.
Hethersett*	At least 1000 dwellings + enhanced + local services + enhanced bus/cycle links*	Approx. 1180 dwellings + supporting facilities + infrastructure	Although the level of development is high for a village, Hethersett contains a wide range of services and is well related to higher order settlements. There are likely to be traffic impacts within the village, although the village itself is well-related to major employment and the Park & Ride at Thickthorn. The majority of previously designated strategic gap remains unallocated. Housing with care will improve access to services for those most in need. Policy should contain a requirement for cycle links and footpaths which may improve public health. New community facilities will foster a community feel.
Hethel	20 ha expansion of technology park	20 ha expansion of Hethel Innovation Park	Sites allocated purely for hi-tech engineering employment use to reflect Hethel's designation as a strategic employment location in the JCS. The allocated sites score well against the sustainability appraisal objectives in terms of employment but not so well in terms of environmental and social factors due to its relatively isolated rural location. Accessibility is an issue as travelling to the site will be car dependent as Hethel is not currently accessible by public transport or a dedicated cycleway. The development will inevitably lead to increased traffic on rural roads. The development is proposed to be significant in size and will lead to an increase in noise and light pollution for nearby properties as it will be quite prominent in the landscape. Mitigation measures will need to be required to address accessibility to Hethel, particularly from Wymondham, the nearest large settlement, such as improved public transport or dedicated cycleways. Measures could also be put in place to allow ancillary uses on the site to improve the social aspect. Sensitive landscaping will be needed to protect the residential amenity of nearby properties

Norwich Fringe Parishes

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Colney*	No specific housing allocation*	43 ha expansion of Norwich Research Park	Sites in Colney have been allocated to facilitate expansion of the Norwich Research Park (NRP), which is one of the key strategic employment locations identified in the JCS. Development is well related to the city of Norwich and nearby large-scale housing growth at Bowthorpe, Cringleford and Hethersett. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the relatively open landscape adjacent to the existing NRP. Local highways are acknowledged to have capacity/congestion problems. Mitigation measures will be required to ensure that development integrates with the surrounding landscape. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. . Policies will also need to address other know constraints identified during the site assessment process.
Trowse*	No specific housing allocation*	150-160 dwellings + a 1.4 ha site for a new primary school + 3.2 ha park-and-ride site	The allocated site for residential/ education use at Trowse scores well against the SA objectives. There is a good range of social and community facilities within Trowse and it has very good accessibility to Norwich, with major employers (such as Norfolk County Council) nearby. By including space for a (relocated and expanded) Trowse Primary School it will enable wider education needs within this part of South Norfolk and Norwich City to be met more effectively. The site does have some constraints, however; the Trowse Conservation Area covers much of the adjoining area, and the noise from the adjacent A146 and A47 (which are both elevated above the site) is considerable. Mitigation measures will be required to ensure that the design of the site (houses and school) is sensitive to the Conservation Area, and how traffic noise from the A146 & A47 could be reduced to acceptable levels for occupants of the school and dwellings

Main Towns

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Diss	300 dwellings + 7ha new employment land	Approx. 215 new dwellings (takes account of commitments) + 7 ha new employment land	The site allocations in Diss score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility (buses and railway station), although peak-time congestion on some roads is acknowledged. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. Mitigation measures should be required to ensure that any potential impacts on green infrastructure are addressed, with positive improvements where possible. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area
Harleston	2-300 dwellings plus expansion of employment	Approx. 245 new dwellings + 5.6 ha new employment land	The site allocations in Harleston score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. One significant issue in relation to most allocations in Harleston, though, is the currently inadequate surface water drainage in most of the town. In order for larger new developments to be acceptable, appropriate mitigation to manage/reduce this risk is essential. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area

Key Service Centres

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Poringland / Framingham Earl *	100-200 dwellings	320 dwellings plus a re-allocation of 300 dwellings from 2003 Local Plan	Sites are well related to local services within the village. The allocated employment land, which is on a brownfield site, will reduce the need for employment related trips to Norwich and provide a use for a site mostly in disuse. Care home will improve access to services for those most in need.
Hingham	Approx. 100 dwellings	Approx. 95 dwellings plus employment	The sites allocated in Hingham for housing and employment score well against the sustainability objectives. The allocated site for housing is well related to jobs, schools, shops and service with good public transport, although the impact of the site in the landscape as viewed from Seamere Road is noted. The allocated employment site is also well located and accessible by public transport and will help to grow the economy of the town and its hinterland. The allocated sites are predominantly greenfield but generally avoid designated sites/features and higher grade agricultural land. Mitigation measures will be required to ensure that landscaping treatment on the site allocated for housing, which is on the edge of the town, should be sensitive to the adjoining rural (undeveloped) area.
Loddon & Chedgrave	100-200 dwellings	Approx. 200 dwellings plus 3 ha new employment land	The sites allocated in Loddon for housing and employment score well against the sustainability objectives. The allocated site for housing is well related to jobs, schools, shops and services with good public transport, although potential issues with the junction of George Lane and the A146 are noted and there is a need to take account of the fact that the site is adjacent to an area of flood risk. The employment sites are also well located and accessible by public transport and will help to grow the economy of the town and its hinterland. The allocated sites are predominantly greenfield but generally avoid designated sites/features and higher grade agricultural land. Mitigation measures will be required to improve the A146/George Lane junction and the housing allocation will need to be buffered by natural green space where it abuts an area of zone 2/3 flood risk.

Service Villages

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Bramerton *	10-20 dwellings	Approx 10 dwellings + 360 m^2 B1 floorspace	The mixed-use allocation is on a redundant employment site at Church Farm. This will improve the appearance of the local area and provide for a small amount of local employment, thus having positive impacts on the village
Little Melton *	10-20 dwellings	Max of 20 dwellings	A small range of services in Little Melton, but the village is well related to A47, N&N hospital, NRP etc and some wider services in Hethersett would be accessible by foot or cycle. The allocated site makes minimal impact on form and character of the village, and with soft landscaping will make no significant impact on landscape. Some mitigation required to deal with habitat to the south of the site.
Mulbarton & Bracon Ash *	10-20 dwellings	Approx 170 dwellings	There is a range of services in Mulbarton resulting in a reduced need to travel. Although the allocation in Mulbarton is a greenfield site it has minimal visual impact on the landscape. The allocation in Bracon Ash will require more consideration for landscape.
Newton Flotman *	10-20 dwellings	Approx 30 dwellings	The allocation will need soft landscaping to minimise the impact on the landscape as it intrudes into agricultural land. There are a limited range of services in Newton Flotman, but the village is in the NPA, with direct links to Norwich via the A140.
Spooner Row *	10-20 dwellings	Approx 15 dwellings	A rail halt provides a travel to work service to Norwich and Wymondham. Sites will have very localised impact on visual amenity and will not have a major effect on long views of the settlement. Allocating two sites maintains the dispersed nature of the settlement.
Stoke Holy Cross *	10-20 dwellings	Approx 75 dwellings + room for expansion of school	Stoke Holy Cross is well-connected to Norwich, The allocation is for substantially above the minimum number of dwellings allocated to the village, but the site is well related to the primary school and allows expansion of the school site, and would also provide for expansion of open space
Surlingham *	10-20	Approx 10	The two small allocations extend the linear form of the village in a natural way, without unnecessary adverse impacts. One of the sites is currently overgrown and unused, so development here would be

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
	dwellings	dwellings	particularly beneficial
Swardeston *	10-20 dwellings	Approx 30 dwellings	The allocation maintains the form of the built environment. It will be visible on the northern approach to the village, and will require sensitive design to address this. Swardeston has a range of services and reasonable connection to both Norwich and Mulbarton.
Tasburgh *	10-20 dwellings	Approx 20 dwellings plus land for school expansion	The allocation site forms a natural 'rounding off' of Upper Tasburgh, and so would have relatively few adverse impacts on the form and character of the village. The site adjoins the primary school and allows for expansion of the school site, a considerable benefit. It also provides reasonable access to higher order settlements via the A140.
Alburgh	10-20 dwellings	**No allocation**	Few impacts, although the lack of allocation means that there will be no opportunity for new housing to contribute to addressing local housing needs
Ashwellthorpe	10-20 dwellings	No allocation (recent permission for 31 dwellings)	The recent planning permission for 31 dwellings, a new village hall and leisure facilities will benefit the sustainability of the village
Aslacton & Great Moulton	10-20 dwellings	Approx 20 dwellings	One of the allocated sites is a former scrapyard, and is well related to village facilities. Both sites continue the form and character of the villages, and so the overall impacts are broadly positive.
Barford	10-20 dwellings	Approx 10 dwellings	The housing site allocated in Barford scores well against the sustainability objectives and is well related to services and facilities, although the impact of the site in the landscape as viewed on the approach to the village from the west is noted. The site is greenfield but avoids designated sites/features and higher grade agricultural land. There is an issue in Barford as much of the village is within the Barford Flood Alleviation Scheme area and this had a big impact on site selection. Mitigation measures will be required to ensure that landscaping treatment for the site, which is on the edge of the town, should be sensitive to the adjoining rural (undeveloped) area. Consideration will also need to be given to any possible impact on the Barford Flood Alleviation Scheme and any direct or

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
			indirect discharge into the scheme would need prior consent from South Norfolk Council.
Barnham Broom	10-20 dwellings	Approx 20 dwellings	There are a limited range of services in the village. The allocated site continues the built form of the village but is in a fairly prominent location and will require landscaping and considerate design.
Bergh Apton	10-20 dwellings	Approx 12 dwellings	The two small allocations will maintain the linear form of the village, with limited impacts on the openness of the countryside. The back gardens of both allocations will need appropriate boundary treatments to minimise the visual impact on the adjacent landscape. Surface water flooding attenuation measures will also be necessary on the more northerly of the allocations
Brooke	10-20 dwellings	Approx 20 dwellings + 4.8 ha new employment land	The overall impact of these allocations is very positive to Brooke. The allocations take account of the form, character and conservation area of the village, with the meres and surrounding trees and hedges are maintained. One of the allocations is on a former farm containing a number of disused agricultural buildings. Brooke Industrial Park, an established local employment location, is protected, with a 4.8 hectare expansion site allocated. Appropriate boundary treatments will be required to minimise the impact on the landscape.
Broome	10-20 dwellings	Approx. 10 dwellings	The two allocations maintain the linear form of the village, thus minimising impact on the open countryside. It will be necessary to mitigate the impact on the County Wildlife Site adjacent to one of the allocated sites.
Bunwell	10-20 dwellings	Approx 15 dwellings	Allocating two sites maintains the dispersed nature of the settlement. They are each well related to certain services (which are also dispersed within the village).
Carleton Rode	10-20 dwellings	Approx 10 dwellings	Allocating two sites maintains the dispersed nature of the settlement. Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated.
Dickleburgh	10-20 dwellings	Approx 20 dwellings	The allocation ensures that the existing form and character of the village will be maintained, and that existing open space is protected. The allocated site continues small scale estate development. The A140 provides links to higher order settlements.

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Ditchingham	10-20 dwellings	Approx 20 dwellings	The allocation ensures that the existing form and character of the village have been respected, although the northern boundary of the allocation site will need treatment to minimise the impact on the landscape.
Earsham	10-20 dwellings	Approx 20 dwellings	The site is well related to the settlement with good access onto School Road and the A143 bypass giving links to Lowestoft in the east and Harleston & Diss to the west. The allocated site makes minimal impact on form and character of the village and with soft landscaping will make no significant impact on the wider landscape. Some mitigation required in terms of pedestrian linkage. The service village provides a range of services including a primary school and is in close proximity to Bungay. The village benefits from mains sewerage capacity.
Geldeston	10-20 dwellings	Approx 10 dwellings	A small range of services are available in the settlement, but it is well related to the A143 and A146 which connects to nearby settlements. Some local highway improvements will be required to access the site. The allocated site continues the form and character of the settlement, and so the overall impacts on Geldeston will be limited
Gillingham	10-20 dwellings	Approx 10 dwellings	The settlement is well related to access the A146/A143. The site is well related to the village primary school, though pedestrian and cycle access will have to be provided. The site is on agricultural land between what forms the two parts of the settlement and will require landscaping to preserve the rural aspects.
Hales	10-20 dwellings	Approx 10 dwellings	The settlement is well related to the A146 and to the nearby Key Service Centre of Loddon. The site is on the edge of the settlement on what could be considered infill and connects the former hospital to the settlement and continues the built form of the settlement. Some landscaping on the boundary to the north of the site will be required to reduce the impact of development from inward views from the wider landscape to complement the existing.
Hempnall	10-20 dwellings	Approx 20 dwellings	The settlement has a good range of social and community facilities including a primary school, a number of small shops, surgery and benefits from mains sewerage connection. Development of the sites offers the opportunity of improving access to the adjacent playing fields and village hall. The settlement is connected to the Key service centre of Long Stratton and the A140 via the B1527. Development here is well related to existing form and character. Development offers the opportunity to

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
			maintain the historic agricultural building on the front of the site.
Kirby Cane/ Ellingham	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Norton Subcourse	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Pulham Market	10-20 dwellings	Approx 10 dwellings	The site is well located to the built form and recent development to the west of this service village. Facilities include a primary school, shops, post office, and recreational facilities. There is a good road link to the A140 linking to Long Stratton and Norwich as well as Diss to the south. The location benefits from mains sewerage. The site needs to retain the listed farm buildings. Overall impact on the village will therefore be limited
Pulham St Mary	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Rockland St Mary	10-20 dwellings	Approx 20 dwellings	The allocated site makes minimal impact on form and character of the village, being located off the exiting estate housing. The site contains some low quality woodland and an ecological survey will be required to inform any necessary mitigation
Roydon	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Saxlingham Nethergate	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Scole	10-20 dwellings	Approx 10 dwellings	The allocated site is adjacent to the affordable housing site recently granted permission. IT would therefore appear a natural extension to the village, although appropriate mitigation (particularly landscaping) will be necessary

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Seething	10-20 dwellings	Approx 10 dwellings	Development in Seething is characterised by single depth properties. This allocated site is infill development that offers the opportunity to maintain this form and character. Some landscaping will be required on the boundary by way of mitigation
Tacolneston & Forncett End	10-20 dwellings	Approx 20 dwellings	The housing site allocated in Tacolneston/ Forncett End scores well against the sustainability objectives and is relatively well related to services and facilities. The site is greenfield but avoids designated sites/features and higher grade agricultural land. An issue has been raised regarding the residential amenity of nearby neighbouring properties. Mitigation measures will be required to ensure that adequate landscaping is put in place to protect the residential amenity of neighbouring properties
Thurlton	10-20 dwellings	Approx 20 dwellings	The settlement is a service village in the rural area and offers a range of services including a primary school, post office, public house and shop. The allocated development site fronts Beccles Road, connecting the development at College Road with the village, so the site is well related to the village and would have modest impact. Some appropriate landscaping will be required on the northern boundary by way of mitigation
Thurton & Ashby St Mary	10-20 dwellings	**No allocations**	Whilst there are few environmental effects, not allocating housing will have some social and economic impacts, by not being able to help meet local housing needs
Wicklewood	10-20 dwellings	Approx 14 dwellings	One of the two sites offers the opportunity to improve the setting of Wicklewood windmill. The other is well related to the primary school.
Woodton	10-20 dwellings	Approx 20 dwellings	The allocation will help to maintain local services and community facilities. As the site is in use as a nursery, there will be no loss of agricultural land, and the impact on form and character will be positive
Wortwell	10-20 dwellings	Approx 5 dwellings	The village is well located to the A143, providing good links to the main towns of Diss and Harleston. The allocated site is central to the village and maintains the character and form, so overall impacts on Wortwell will be very limited

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Wreningham	10-20 dwellings	Approx 10 dwellings	Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated. The allocated site maintains the built form of the village and is fairly well related to the services and the road to Norwich.
Yelverton/ Alpington	10-20 dwellings	Approx 10 dwellings	The allocated site is adjacent to the school, and well related to other village facilities. It will be necessary to ensure boundary treatment to the south mitigates the visual impact on the surrounding countryside.

Other Villages

The JCS says that Other Villages may be suitable to accommodate infill or small groups of dwellings and small-scale business or services, subject to form and character considerations:

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Bawburgh *	0	5 dwellings plus water-based country park	Although a journey to work service is not available on public transport, there are strategic employment locations within a short distance. Although the site is adjacent to the conservation area, in its current state it does not contribute positively to the village. Whilst not technically brownfield, the site contains disused pig stys. Single storey development here would improve the townscape. The water-based country park is close to Norwich City and is referenced in JCS Policy 10 (Easton/Costessey) as a necessary contribution to enhanced public access to the Yare Valley. Whilst there would inevitably be some car-based journeys to the site, it would be accessible by non-car means (particularly from the Norwich City side) and it would also relieve some of the pressure on Whitlingham Country Park for water-based recreation activities
Caistor St	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Edmund *			development
Colton *	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Flordon *		No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Great Melton *	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Keswick *		10 dwellings plus 4 ha B1 employment use	Although Keswick has few facilities, it is within the NPA and the site is fairly well related to a supermarket, Harford Park & Ride and the A140/A47. The allocated housing site links two parts of the village in a natural manner, and the four hectare employment site allocation will help develop local jobs.
Ketteringham *	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Marlingford *	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Swainsthorpe*	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Aldeby	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Bressingham	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Brockdish inc Thorpe Abbotts	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Burgh St Peter	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Burston	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Claxton	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Denton	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Forncett St Mary and St Peter	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Haddiscoe	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Hardwick inc Shelton	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Hedenham	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Langley with Hardley	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development

Location	JCS requirements (*brief description)*	Proposed allocation in SA Doc. (*brief description)*	Comments
Morley	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Needham	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Shelfanger	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Shotesham	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Starston	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Tibenham	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Tivetshall	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Toft Monks	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Topcroft	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development
Winfarthing	0	No allocations	Few effects, although the defined settlement boundary might allow for some very limited infill development

11.4 As can be seen from the results, the overall impact on most settlements from the allocations for housing, employment and other uses in the Pre-Submission Site Specific Allocations and Policies Document is neutral or positive. Environmental impacts – typically including loss of farmland, local landscape impacts and additional traffic generation – tend to be balanced or exceeded by social and economic gains relating to providing more market and affordable housing, improving access to services and jobs and improving local economies in South Norfolk. Allocating at least five dwellings across a range of settlements enables an element of affordable housing to be provided across a wide variety of communities – a key positive social benefit. In cases where no acceptable site (or sites) could be found in a settlement with a JCS allocation, no allocation has been made: whilst this will have some negative social and economic consequences it will ensure that there are no undue negative environmental impacts. Assuming that the minimum JCS requirements for Cringleford, Long Stratton and Wymondham are met through the respective Neighbourhood and Area Action Plans, the final choice of allocated sites in the Site Specific Allocations and Policies has ensured that the overall JCS housing requirements for South Norfolk has been exceeded using the most appropriate sites.

11.5 As well as new allocations, development boundaries have been defined around a range of settlements across the District in accordance with the JCS Settlement Hierarchy, the aim being to balance small, incremental growth (over and above the JCS requirements) against minimising development in unsustainable locations. Most of the development boundary changes derive from the same site assessment process carried out for the larger allocations i.e. the boundary was moved to include plots too small for a 5 dwelling allocation, but which in all other respects were suitable sites for development. Development boundaries were actively removed from areas in flood zones 2 and 3 or which were not within easy walking distance of essential services. Those settlements without an allocation, but with a settlement boundary, may see some small-scale development, and the relevant impacts will also be small-scale. Any windfall within development boundaries will also provide additional housing over and above what is being allocated to exceed the JCS minimum requirements.

11.6 Whilst the focus of the new allocations is delivering the housing requirements of the JCS and the associated infrastructure, South Norfolk is also a location for three of the sub-region's main employment allocations at the Norwich Research Park, Hethel Technology Park and Longwater Employment Area, with the consequent social and economic benefits that employment growth will bring. Similar concerns arise in terms of impact on the local landscape, loss of agricultural land, and traffic generation. However, these areas are closely linked with the main housing allocations and the plan seeks to maximise the benefits of this proximity. In addition, smaller employment allocations have been made in the Main Towns and Key Service Centres, in order to balance the delivery

of new housing with jobs, consequently creating the circumstances for reducing travel need and offering an enhanced range of employment opportunities for local people.

11.7 Some further positive effects of the Plan are that a number of community facilities have also been identified/allocated – for instance, new village centres, green infrastructure and new school sites (or expansion sites for existing schools).

Short term effects

11.8 Most of the impacts relating the Site Specific Allocations and Policies Document are permanent in nature, reflecting the permanence of new dwellings and employment land (once built on). However, there will be some short-term impacts, principally relating to construction operations – noise, dust, HGV movements etc. These impacts will tend to be proportionate – a ten-dwelling scheme in a Service Village will have much lower (and shorter duration) impacts that a 1000-house urban extension with associated infrastructure improvements and new employment land. A (largely) positive short-term effect might be where extraction of sand and gravel underneath a site takes place prior to development occurring, with that sand and gravel used wherever possible in on-site construction activities.

Medium and long-term effects of the Site Specific Allocations and Policies Document

11.9 Once built out, a new development site has a different set of impacts, most of which will last into the foreseeable future, and be permanent.

11.10 Whilst in some settlements a new allocation (or allocations) might be accommodated on an infill-type site, with relatively little impact on form and character, in others the most suitable sites to allocate require expansion of the development boundary into what has historically been open countryside, with loss of agricultural land and potential adverse impacts on the character of the settlement, countryside and landscape. Other longer-term effects will include additional demand for fresh water, gas and electricity and increased production of waste water; however, new buildings are required to meet increasingly stringent requirements in terms of environmental performance.

11.11 It is inevitable that there will be an increase in car-usage relating to most of the new allocation sites. However, particular effort has been made to try to allocate sites which are close to public transport links (principally buses) and which are accessible to schools, jobs and services by walking and cycling means to minimise the need for car-usage.

11.12 There will also be some positive environmental benefits. New allocations may enable key population ‘thresholds’ to be exceeded such that a useful service could be (re)introduced (such as a daily bus service to the nearest large settlement or a new village shop) or supported (such as helping to ensure the continued viability of the local primary school).

Cumulative and Synergistic Effects

11.13 The JCS SA (2009) considers potential cumulative effects of the JCS policies in paragraphs 5.3.1-5.3.4. Potential cumulative impacts on water quality and biodiversity were raised as being particularly important. As the Site Specific Allocations and Policies Document implements JCS policies on the settlement hierarchy and overall housing (and employment land) numbers, the associated mitigation measures included in the JCS (including the Local Investment Plan and Programme) should ensure that these types of larger potential cumulative effects are minimised.

11.14 Other cumulative effects will also occur through the implementation of the Site Specific Allocations and Policies Document alongside the Wymondham and Long Stratton Area Action Plans, the Cringleford Neighbourhood Plan and the Norwich City Local Plan. These might include, for instance, additional pressure on local services and infrastructure (such as water supply and wastewater treatment capacity and the capacity of major road junctions, such as the A11/A47 Thickthorn junction). However, some cumulative effects could be positive, such as enabling 'thresholds' for key services (such as a bus service) to be reached. Again, applying appropriate mitigation measures will be key to ensuring that the effects of any cumulative impacts are minimised.

Significant Environmental Effects – Conclusion

11.15 In conclusion, the Site Specific Allocations and Policies Document will have a number of environmental effects. However, most of the effects will be limited – both of low magnitude and of low significance. As an example, the 20-dwelling allocation at Tacolneston/Forncett End is on greenfield land, but it would avoid the loss of any higher-grade agricultural land and is well related to local services and facilities. More significant environmental effects will occur on larger allocations (such as at Hethersett), where the magnitude of change (1000+ dwellings) is much greater. Impacts on landscape, townscape and loss of agricultural land are just some of the main impacts, with a cumulative effect on the capacity of the A47/A11 Thickthorn junction. However, these main effects have already been identified in the Joint Core Strategy, and appropriate mitigation measures should ensure that the overall environmental effects are not unacceptable.

Consideration of Alternatives

11.16 Consideration of alternatives has been a fundamental element in the development of the Site Specific Allocations and Policies Document. An initial screening of the 'long list' of sites discounted all sites in a Smaller Rural Community which were not within 400m of a development boundary or built up area of a neighbouring higher-order settlement, as such sites do not conform with JCS Policy 17 (which does not allocate any land in Smaller Rural Communities for development). All other submitted sites were therefore assessed as potential sites.

11.17 Policy 9 of the JCS allocates a minimum of 1800 dwellings to "smaller sites in the [South Norfolk] part of the Norwich Policy Area and possible additions to named growth locations". Each potential site submitted in the South Norfolk part of the NPA was considered on its own merits as part of the Site Specific Allocations and Policies Document and consulted on in the Preferred Options iteration, apart from:

- those in Cringleford parish, within which all potential sites are being considered by Cringleford Parish Council in the development of a minimum 1200 dwellings in the Cringleford Neighbourhood Plan;
- those within the Wymondham Area Action Plan area, within which all potential sites are being considered (using the same SA Framework) in the development of a minimum of 2200 dwellings in the Wymondham Area Action Plan; and
- those within the Long Stratton Area Action Plan area, within which all potential sites are being considered (using the same SA Framework) in the development of a minimum 1800 dwellings in the Long Stratton Area Action Plan.

11.18 A not insignificant number of alternative options have therefore been considered, and consulted on publicly, before finalising the Pre-Submission Site Specific Allocations and Policies Document. In making the final choice of sites regard was had to the Settlement Hierarchy set out in the JCS, prioritising the most sustainable locations in terms access to services, facilities and transport alternatives.

11.19 It is important to note that the minimum 1800 "smaller sites in the Norwich Policy Area" allocation has been exceeded in the Pre-Submission Site Specific Allocations and Policies Document without the need to 'rely' on any additional (above the minimum) housing numbers in Cringleford, Wymondham or Long Stratton. It is, of course, entirely possible that any or all of these documents may allocate additional housing (over and above JCS minima).

12. Task B5: Mitigating the Effects and Maximising Benefits

12.1 Key mitigation measures to support the overall level of growth in South Norfolk have been considered as an integral part of the Joint Core Strategy (JCS) and also the Site Specific Allocations and Policies document. The Norwich Area Growth Area Infrastructure Needs and Funding Study (December 2007) and the Local Investment Plan and Programme (which is updated on a six-monthly basis) identify and prioritise key strategic measures. This includes elements such as major transport improvements (at the Thickthorn junction, for instance), the need for various new schools, improved green infrastructure, utilities upgrades and new community facilities. Where particularly relevant (mainly for the larger sites), the need to contribute towards larger pieces of infrastructure is mentioned in individual site policies.

12.2 The JCS provides for a range of improvements required for strategic provisions of transport, green infrastructure and utilities, to be funded by a combination of developer contributions, utility providers, Norfolk County Council and the Highways Agency.

12.3 Site-specific mitigation measures have been considered as an integral part of assessing the suitability of sites. The allocation of selected sites in sustainable locations in the Site Allocations and Policies document is intended to minimise the potential adverse impacts of development. In cases where necessary and appropriate mitigation is not thought to be achievable, that site cannot be allocated. Where measures are required to prevent, reduce or offset any significant adverse effects of developing a site, these are included in the individual site policy. Such considerations include the requirements for local off-site road improvements, foul and surface water drainage network improvements and the overcoming of their associated constraints e.g. the requirement for developers to agree to a surface water drainage strategy in Harleston. Other mitigations include the provision of landscaping and amenity open space, contributions to local school places, and design requirements for certain development sites to be particularly sympathetic to their particular local circumstances.

12.4 Although each site's precise mitigation requirements differ, common mitigation measures required for allocated sites include elements such as:

- the need for appropriate boundary landscaping (on sites which will extend the footprint of a settlement into the countryside) to provide a 'soft' edge;
- the need for improved wastewater capacity to be addressed prior to the development commencing;
- contributions to maintaining, protecting and improving green infrastructure;
- the need for appropriate non-car egress/access to the site; and/or
- the need to consider, where relevant (on larger sites only) whether extraction of sand and gravel prior to development taking place is feasible and deliverable.

12.5 Other mitigations will include the potential improvements to bus services afforded by proposed large scale housing developments in accordance with the JCS, and the allocations for new employment areas and town centre uses in close proximity to new housing in easily accessible locations.

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 Site Allocations and 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 renewable energy solutions and reduce contributions to climate change	i) CO_2 emissions per capita (million 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.

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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

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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

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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

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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.

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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.

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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.

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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

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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

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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

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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.

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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.

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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

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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.

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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

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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

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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: Consultation comments received on the Sustainability Appraisal and the Council's responses

Scoping Report comments (2010)

Organisation	Summary of representation	Response
NB: Page numbers referred to are those in the Sustainability Appraisal Scoping Report as presented to Cabinet on 12th July 2010		
Norfolk Wildlife Trust	Satisfied that the issues relevant to their area of interest are covered in the report.	Noted.
Norfolk County Council	Amend reference to Greater Norwich Housing Market Assessment on page 8 to include November 2009 update.	Agree. Make amendment as suggested.
Norfolk County Council	Clarification provided re: Norfolk Historic Environment Record (NHER) sites on page 13. A high number of records does not indicate that there is necessarily greater historical interest in that area, only that it has hitherto been investigated more thoroughly. Additionally, all listed buildings and scheduled monuments are included on the NHER, so the report may have double counted these assets. Otherwise, inclusion of the significance of the wider historic landscape is very welcome.	Agree. Amend NHER reference in table on page 13 to "sites of local archaeological interest" and change figure to 2875.
Norfolk County Council	Suggest page 14 also refers to County-run facilities, in particular that the County Council provides four Household Waste Recycling Centres within South Norfolk. It is suggested that the reduction of waste should be included	Agree. Refer to four County-run Household Waste Recycling Centres on page 14. Include reduction of waste under 'climate change' on page 38.

	within 'climate change' on page 38.	
Norfolk County Council	Suggest that ENV6 (Appendix Two) include an attribute related to landscape. An appropriate attribute may be to monitor the status of the national landscape character areas - these are already monitored through the Countryside Quality Counts programme.	Agree. Include suggested indicator & also no. of planning apps where South Norfolk Local Plan (SNLP) policy ENV1 'Protection of landscape' is reason for refusal.
Norfolk County Council	Suggest reference re: need for developer funding for the sustainable provision of facilities and infrastructure at district and county level. This could be inserted within Task 3 Sustainability Issues (Access to Services; Leisure, Culture and Recreation; Education; Transport and Accessibility; and Transport Infrastructure) or within Task 4.	Agree. Include reference within suggested sections of Task 3.
CPRE (Norfolk)	No comment on whether all relevant plans, policies and programmes included. Baseline information seems to cover appropriate areas but much of it is based on Regional Spatial Strategy figures etc. Most of sustainability issues identified but there are conflicting aspirations and potential for contradiction e.g. high level of growth & desire to protect and enhance character of area. SA objectives cover range of aims but same conflict as above e.g. ENV5 seeks to "minimise noise, vibration and light pollution" very much doubt this will be case once the 32,000 homes identified in Joint Core Strategy achieved.	Note the points raised and acknowledge potential conflicts re: growth vs. environmental protection. However, it is the role of the SA to highlight such issues so that they can be taken into account during policy development and decision-making. The potential to review the housing figures/targets falls outside of the remit of this scoping report

review its housing figures.		
East of England Development Agency (EEDA)	Suggest need more evidence to cover broader sustainable economic development in East of England and on socio-economic factors to cover: the need for the development scheme the wider socio-economic benefits and costs (including an analysis of additionality – the added value generated by the scheme, taking account value that would have happened without the scheme) an analysis of alternative options. Inclusion of appropriate headline regional ambitions from 'The Regional Economic Strategy (Inventing our Future – Collective action for a sustainable economy, 2008)' from the suggestions (below) **Productivity and prosperity** Annual growth in real workplace-based GVA over 2008 – 2031 Per capita at 2.3 per cent Per worker at 2.1 per cent **Conventional economic impacts** (GDP £) **Wider economic impacts** (all GDP £) - Agglomeration - Imperfect competition - Labour market impacts **Employment** - Employment rate by 2031 - Working-age population at 80 per cent	The relative social, economic and environmental implications of development/policies will be assessed via the SA. The 'need' for a scheme can be included as part any assessment. No change. The opportunity to assess the wider socio-economic benefits and costs can be included within the existing SA framework – No change. One of the main purposes of the SA is to assess and compare the options available. No change. **Productivity and prosperity, Conventional economic impacts and Wider economic impacts** – No change. The SA is not intended to act as a detailed economic activity monitor rather it is an assessment tool to ensure that the positive and negative implications of policy/proposal options are understood and included as part of the decision making process. The elements referred to in the representation can be included in the consideration of any policy/proposal but the inclusion of individual indicators for each is not supported. **Employment** – No change. S2 (page 82) and S3 cover percentage unemployment and percentage of population of working age that are economically active. These are considered sufficient. **Skills –** No change. S5 (page 83) already includes percentage of working age population with

	- 16–74 population at 70 per cent **Skills** - Share of working-age population with qualifications by 2020 (aged 19 to state pension age) - NVQ level 2 or equivalent qualification and above 90 per cent - NVQ level 3 or equivalent qualification and above 68 per cent - NVQ level 4 or equivalent qualification and above 40 per cent	NVQ level 4 or above and percentage of 16 year olds with 5+ GCSEs (grades A-C). Further detailed are not considered necessary at this point but can be added in if monitoring reveals the need.

Interim Sustainability Appraisal (2012)

	Summary of Main Issues	***Council's Assessment***
19788 - Hethersett Land Ltd	Hethersett Land Ltd have no specific comments o the general approach to the Sustainability Appraisal Report although the site assessment tables are difficult to interpret and make reference to sites which are not identified on the maps. For instance the Hethersett North site has been split up into different components, which are not shown on the Preferred Options (Sept 2012) map. Also, some results in the assessment tables seem not to appear correct in light of some available evidence and can be updated.	The information given will be assessed and the site assessment tables will be updated appropriately

	Specifically, for sites north of Hethersett, the site assessment tables are out of date and can be updated to reflect current available evidence. See answer to question 12 for more comments. (See full, scanned rep)	
20465 - Steve Horrocks [9331]	The sustainability appraisal interim report (SAI) appears comprehensive and most sections are reasonably clear. I believe that combining the 'traffic light' approach with an easy-to-understand numerical approach would show clearly whether sites were being chosen for reasons primarily relating to objectively-ranked factors or that planning judgement reasons were considered of greater importance. Combining the traffic light notation and a numeric approach seems a clearer way of publishing and justifying the site assessment process. I would welcome South Norfolk implementing this approach to give reassurance to local stake-holders about the consistency and robustness of the process thus far. See full scanned rep attached (section 2	There is inevitably some subjectivity and professional judgement in reaching conclusions on each site. The reasons for choosing (or not choosing) each site have been clearly explained in the 'Comments' row in the site assessment tables. Adding extra numeric factors could add spurious legitimacy to elements (such as landscape) where planning judgement must be exercised, and could lead to sub-optimal decisions being made
20181 - Bidwells (Mr Graham Bloomfield) [1435]	Woodton No particular comments with regard to the appraisal and the site assessments. Specific comments relating to the Site Assessment process for Woodton and Bedingham (Map 090) and our client's site	Comment noted - will be responded to via Q12

	(0157) are detailed at Question 12.	
18295 - Costessey Parish Council (Mrs Hilary Elias) [8570	Councillors are concerned that whilst the SA includes environmental, social and economic objectives it often appears to be the case that development takes place without supporting infrastructure. Traffic and transport are major issues in Costessey. All development in Costessey impact on the roads and the Longwater junction with the A47. Councillors questioned the level of detail re traffic/transport for each site	The infrastructure needs of all proposed sites are considered appropriately, with the impact on Longwater junction a key element for Costessey sites. However, the full detail of traffic and transport impacts are most appropriately addressed through individual planning applications
19811 - Mr Greengrass [8593	Bawburgh is a settlement within the NPA which can accommodate further limited additional development to help deliver the smaller sites in the NPA allowance.	Whilst Bawburgh is in the NPA, it is an "other village", with no minimum allocation, due to its lack of services. It is concluded that only one site of 5 dwellings is appropriate to allocate
18988 - Chedgrave Parish Council (Clive Boyd) [9453]	I would have preferred greater involvement of our Parish Council when SNC was first investigating potential sites	The Site Allocations document has now been subject to three rounds of public consultation, with all parish councils having been written to at each round, so it is considered that parish councils have had ample opportunity to engage in the process
19256 - mr William Ling [8742]	Good but flawed in that the public will not understand the procedure and the building industry does. Also have failed too see are elected representatives.	Many members of the public have understood the process and written cogent responses. South Norfolk councillors have played a key role

		in preparing the document and communicating information with their residents
19839 - Bidwells (Mr Graham Bloomfield) [1435]	No particular comments with regard to the appraisal and the site assessments. However, it is particularly important to consider that the site assessment process for Costessey (map 27a) and site 0036 in particular, has been superseded by appeal decision APP/L2630/A/2170575. This granted outline planning permission for 62 dwellings on site 0036. We would suggest that the revised status for site 0036 with the site now benefitting from outline permission should be reflected within the Site Specific Allocations & Policies DPD and proposal map 027a by including the site within the preferred development boundary.	Site 0036 was granted permission on appeal largely due to the lack of a five-year housing land supply, despite the Inspector acknowledging considerable landscape harm. It is therefore not considered appropriate to include this site in the development boundary when to do so would mean that any later "infill" type proposals/densification would be much easier to achieve
18148 - Mr & Mrs AP & SA Goldring [9205	We would have to rely on your expertise.	Comment noted
19900 - Mr Vaughan Smith [4283]	The Sustainability Appraisal has been carried out in accordance with the relevant guidance and legislation for preparing Development Plan documents. It is crucial that the appropriate Sustainability Appraisal has been undertaken in accordance with relevant legislation otherwise the document could be found	Comments noted

	unsound by the Inspector at any subsequent Public Examination. The interim report that has been published for consultation is considered to be robust at this stage and has appropriately assessed the sites that are allocated in the Preferred Options for development sites allocations and development boundaries document.	
19002 - Dr John Mann [9454]	It is clearly sensible to consider sustainability at an early stage. However, where 'a good range of facilities' is mentioned, the quality of each should be carefully assessed.	To consider the quality of services would add an element of subjectivity to the process which would be unhelpful (i.e. controversial). Restricting consideration to just the quantity of services retains an objective position
19010 - Mr Hadingham [9455]	More publicity	As the Site Allocations process has been subject to three rounds of public consultation, with all parish councils contacted at each stage, alongside press notices and articles, with copies of documentation lodged in all South Norfolk libraries, it is considered that publicity has been adequate (and in line with that required by the Council's Statement of Community Involvement)
18437 - Mr	A complicated procedure - difficult to	Comment noted

David Goldson [8643]	comprehend by the general public but satisfactory overall	
18940 - Mr John Downing [7932]	Whilst a lot of detail is given there are inconsitencies with this document and the scoring on the site assessment table for the Norwich Fringe where site 1173 has not been assessed for intrusion on the NSBLPZ.	The site assessment for 1173 (Trowse) does consider the Norwich Southern Bypass Landscape Protection Zone, as can be seen in the 'traffic light' table
18282 - Rockland St Mary with Hellington PC (Mr M Presland) [9254]	Yes	Comment noted
19938 - Bidwells (Mr Graham Bloomfield) [1435]	No particular comments with regard to the appraisal and the site assessments. Specific comments relating to the Site Assessment process for Ditchingham (Map 090) and our client's site (061) are detailed at Question 12.	Comment noted
19961 - Diocese of Norwich (The Diocese of Norwich) [7360]	It is considered that the overall approach has been appropriate. However, in relation to the residential allocations at Framingham Earl, it is suggested that the preferred options have not sufficiently allowed for smaller scale allocations that can come forward for development rapidly. The preferred allocations consequently rely on a lower quantity of landowners/developers,	The Site Allocations Plan runs to 2026. All allocated sites have had their viability confirmed, and the three allocated sites in Poringland/Framingham Earl are the most appropriate to allocate

	rather than spreading risk and opportunity. It is argued that the benefit of providing smaller scale allocations should not be disregarded as they enable development to be more evenly spread and can assist in providing a variety of development opportunities and outcomes. An edge of village proposal, slightly more distant from the village centre is evidently desirable to potential occupiers, yet still sufficiently proximate to services to be deemed sustainable and worthy of allocation.	
19848 - BDP (Mr Andrew Watson) [9613]	NRP is broadly in agreement with the general approach taken in preparing the DPD, including the sustainability appraisal report, overall objectives and site assessment process.	Comment noted
18182 - Bramerton PC (Mr Brian Ansell) [8264]	Appears so.	Comment noted
18747 - Redenhall with Harleston Town Council (Mrs Margot Harbour) [8597	We consider that the approach taken has been largely appropriate. However, we do consider that further attention is required to meet the future demands on traffic flows and car parking.	The impact of development proposals on traffic flows is a key consideration in their acceptability (or otherwise). Appropriate levels of car-parking are best assessed at the planning application stage

19095 - Cllr Leslie Dale [8581]	It is incomplete. The first line of the first paragraph requires the "identifying of environmental impacts". In the context of the growth areas being asked to swallow the developments, the individual site assessments and preamble make no mention of the obvious impacts upon the existing community. Reassess in retrospect.	The impact on existing communities is considered, for example, with reference to traffic impacts and impacts on the character and form of settlements. However, the overall level of growth for each settlement has already been set in the adopted Joint Core Strategy
19733 - Chedgrave Parish Council (Miss J M Bircham BSc MRICS) [9597]	It is not currently a statutory requirement and is premature to carry out at this stage. It should only be done as and when it is required.	Sustainability appraisal is a statutory requirement and has been prepared hand-in-hand with options development for the document
19484 - Mrs S De-Courtney [9517]	Not everyone has access to a computer to look up information. More consultation with local residents.	Information has been posted to those requesting it. In addition, all parish councils received hard copies of documentation, as has South Norfolk libraries. SNC officers have also undertaken a number of public 'roadshows' during the document production process. With three separate consultation rounds, and thousands of responses received, it is not accepted that more consultation is needed

20048 - Bidwells (Mr Graham Bloomfield) [1435]	Generally support the appraisal and site assessment approach. However specific comments relating to the assessment of Site 1005 are detailed at question 12.	Comment noted
18625 - Hethersett Parish Council (Ian Weetman) [5115]	The PC considers that the approach taken has been appropriate	Comment noted
18721 - Mr Roger Smith [9398]	Density of housing development is a major issue, which is to be "subject to form, character and servicing restraints". The implication of this is not evident from the approach being taken in determining the number of units proposed.	Form, character and servicing restraints will influence acceptable densities, but it is unlikely that an extremely low density scheme (below 20 dwellings per hectare) would be appropriate. No change is needed
19566 - Mrs Alison Morsom [9526]	The approach is too localised. The bigger picture should be looked at	The adopted Joint Core Strategy sets the bigger picture for future development in South Norfolk. In a rural district, with many small settlements, a localised approach is also necessary, however
19795 - Parker Planning Services Ltd (Mr Jason	Mainly yes - however certain criteria such as brownfield and infill not given weight.	Both brownfield and infill statuses are given weight in the site assessment process - both form part of the 'traffic light' table

Parker) [9610]		
19555 - Dr M Fewster [8404]	No I consider that too much has been done by looking at maps and statistics and too little by visiting and talking to the inhabitants of settlements over a period.	The site assessment exercise relies on a mix of published information, officers' local knowledge and the consultation responses from local residents. Inevitably there will sometimes be disagreement between what the Council believes are acceptable sites and local residents' views, but the reasons for all decisions have been made clear
20435 - Savills (Mr Mark Hodgson) [9618]	The Sustainability Appraisal (SA) has to be carried out in accordance with the relevant guidance and legislation for preparing Development Plan documents. This is required by the Planning and Compulsory Purchase Act 2004. The Council has to ensure that its proposed Development Plan Documents have been appropriately assessed in terms of its environmental impact as a result of the requirements set out in the Strategic Environmental Assessment Directive. The interim report that has been published for consultation acknowledges that SA is an iterative process and will be updated as the	Comment noted

	Site Specific Allocations DPD is progressed. It is important that this process is robust and can withstand challenge and investigation from third parties. At the present time we can see no reason why this should not be the case.	
18458 - Mr Roger Margand [9312]	The report has been written in a very technical way and is difficult to understand without specific focused knowledge. The abbreviations in it are often not explained or defined at the time they are used. Consequently it is difficult for a member of the public to come to any definitive views. As a draftsman by trade, I found the report whilst seeming to hit the points required by regulation, turgid, unfriendly and difficult to read. If you are serious about consultation, please try and consult in a way that encourages not discourages feedback and comment	Sustainability Appraisal is formal legal process to be followed, so an element of technical language is unavoidable. However, the next iteration of the SA will have a non-technical summary and a glossary included
19969 - Hibbert & Key [7363]	Hibbett and Key have no specific comments on the 'general' approach to the Sustainable Appraisal Report. However, some results in the assessment tables seem do not appear correct in light of available evidence and can be updated. Specifically, for sites in Framingham Earl, the site assessment tables are out of date and can be updated to reflect current available evidence. See answer to Q.12 for more detailed comments.	The information provided will be assessed and any appropriate modifications will be made

19509 - Mr Stephen Joyce [9519]	I think it is a good idea to get the residents view and take into account all the negative and positive effect the new buildings will bring to Brooke.	Comment noted. All positive and negative impacts are taken into account when considering potential sites
19019 - Ms Susan Stacey [9457]	The approach seems appropriate. However this was a lengthy document which was quite difficult to follow.	SA is a legal and technical process, and with many hundreds of potential sites to assess, a lengthy document is unavoidable
18415 - Bernard & Mary Pitt [2672]	Yes	Comment noted
19168 - A N Williams [3092]	It is impracticable to reach a considered opinion on each policy of the SAR by every member of the Parish Council in a meeting due to weight of information. The policies are created by SNDC and applied as they see appropriate where each community has not created its own Neighbourhood Plan. Therefore the Parish Council is not in a position to offer an alternative at this point. Scole Parish does however have a Community Survey completed in 2009 and updated annually which has not been considered.	Scole Parish Council could prepare a Neighbourhood Plan if they wish. The Site Allocations document can only consider those sites proposed by landowners or developers
18787 - Scole Parish Council (Mrs Corinne Moore) [9415]	It is impracticable to reach a considered opinion on each policy of the SAR by every member of the Parish Council in a meeting due to weight of information. The policies are created by SNDC and applied as they see appropriate where each community has not	Scole Parish Council could prepare a Neighbourhood Plan if they wish. The Site Allocations document can only consider those sites proposed by landowners or developers

	created its own Neighbourhood Plan. Therefore the Parish Council is not in a position to offer an alternative at this point. Scole Parish does however have a Community Survey completed in 2009 and updated annually which has not been considered.	
20218 - Parker Planning Services Ltd (Mr Jason Parker) [9610]	Site 0161 - Wortwell Brownfield/previously developed land has not been given priority in this case or infill sites.	Brownfield land is one of the assessment criteria, and it is therefore considered positively. However, the brownfield/greenfield status is only on criterion amongst many, and its presence does not necessarily mean that a brownfield site should be allocated if, say, the highways impact would be unacceptable
18314 - Tasburgh PC (Catherine. Moore) [8548]	No comment or response	Comment noted
20036 - Persimmon Homes Ltd Anglia Region [280]	No specific comments to make on Sustainability Appraisal.	Comment noted
19590 - Mrs Karin Rundle [9528]	Alpington/Yelverton: No, the infrastructure, roads, sewers and overall viability has not been considered	Infrastructure needs are considered for all potential sites, and all allocated sites in

		Alpington/Yelverton are supported by viability letters from the landowner/developer
18938 - Mr Steven Fisher [9451]	Don't agree. All options within existing boundary should have been fully explored and solutions sought, before opting for 'easy fix' of simply extending development area.	Weight has been given to all potential sites within the development boundary. However, in a largely rural district such as South Norfolk there are few brownfield sites and so it is inevitable that some greenfield extensions outside the development boundary will be necessary to help meet housing needs
20170 - Mr & Mrs R L Wharton [8270]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
20187 - Mrs Michelle Richman [9540]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation

		figures. The Council is satisfied that the allocated sites are those which are most appropriate
19122 - Mr & Mrs Jeremy Brown [9465] 19757 - Savills (Mr Will Lusty) [8119] 19914 - Bidwells (Mr Graham Bloomfield) [1435] 20163 - Mr Steven Fisher [9451]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some disagreement with the conclusions reached for certain sites However, SNC feels that the sites allocated are the most appropriate
19264 - Lady Veronica Fitzroy [9479]	There are inconsistencies with the document and I did not find it terribly clear & had to really study it.	Any inconsistencies will be remedied
20086 - Mr & Mrs Ian & Julie Ward [7905]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate

20097 - Mr & Mrs Sheehan [9535]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
20140 - Mr Nigel Watson [9537]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
20116 - Mrs Mollie Arnold [9536]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
19591 - Mr Phil	The conclusions column does not fairly reflect	Inevitably there is an element of

Gledhill [7798]	a number of possible site options. In our opinion there are sites shown as red and amber which are suitable	subjectivity in assessing sites' acceptability. There are also cases where a number of sites may be individually acceptable, but not all are needed to meet the allocated figure in the Joint Core Strategy. However, the Council needs to decide which sites are allocated, and the reasoning for each site is explained
20063 - Mrs Liz Alden [9530]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
18921 - Mr George Bircham [6888]	More consideration should be given to the needs and housing of local people.	The overall housing allocation for each settlement has largely been set in the adopted Joint Core Strategy. Local need for affordable housing is assessed regularly, however
20198 - Mr David Richman [9193]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be

		more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
19925 - Robert Doughty Consultancy Limited (Mr Robert Doughty) [9373]	Objection to the Sustainability Appraisal with regard to the assessment approach adopted as no attempt has been made to review individual sites with landowners	All sites suggested for development were assessed against a detailed checklist. This gave the Council a high level of detail about the suitability of each site for allocation, this coupled with the fact that information submitted about each site is kept on file, meant that it was not considered necessary to review each individual site with the landowner. The Council were aware that the owner wished to promote site A0018 for mixed use or housing as this is referred to in the conclusions column of the site assessment table. It was considered that there were more preferable sites for housing located elsewhere in Loddon with better accessibility to services and facilities
19133 - Robert Knights [5750]	The process requires amending by looking at the environmental impact on flooding in this	The site lies in Flood Zone 1, and is therefore not at significant risk of

	'preferred site'. This land is not the 'right place' for growth within the village as the road in from Wymondham is already inadequate for a gateway into the village due to heavy traffic flow.	flooding. The site is concluded to be appropriate for allocation; 15 dwellings in Spooner Row would not add significantly to traffic flows, and is within the range allocated in the Joint Core Strategy
20075 - Mrs Cruickshank [9533]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
20151 - Mr & Mrs Trevor & Linda Forder [9539]	The conclusions column does not fairly reflect a number of possible site options. In our opinion there are sites shown as red and amber which are suitable.	There is inevitably some subjectivity in assessing the acceptability of potential sites, and in some settlements there may be more "acceptable" sites than need to be allocated to meet allocation figures. The Council is satisfied that the allocated sites are those which are most appropriate
19134 - Stoke Holy Cross PC (Mrs L Marsh) [9464]	The site assessment comment for sites in Stoke Holy Cross are disappointingly inadequate, and in the parish Council's opinion have resulted in an incorrect analysis of the capacity of the village to accept additional	Stoke Holy Cross is identified for 10-20 dwellings, but has been concluded to be acceptable to accommodate some of the 'floating' 1800 dwellings in the

	development and a flawed specific site assessment, that has been used to identify preferred sites. 75 dwellings are being proposed for lower Stoke, which will undoubtedly put significant pressure on existing services and facilities in the village such as the school, drainage, and roads, and there is inaccurate assessment of their current availability and adequacy. The Parish Council is therefore very concerned that it has been assumed that this scale of growth will be acceptable when it clearly will create future planning problems that have not yet been taken into account.	NPA. The chosen sites for 75 dwellings are concluded to be appropriate for allocation
19515 - Mr and Mrs Betts [9520]	Whilst agreeing the need for strong, healthy communities we feel that the chosen site in Bracon Ash is too large a development for the needs and infrastructure of the village it will not enhance the environment and is not in the heart of the village. The access from the B1113 is highly dangerous and there is no footpath, which even if created would still be a major problem for pedestrians as this road is one with a high traffic volume.	Whilst some highways improvements may be necessary to the B1113/A140 junction, site 0819 is concluded to be the most appropriate to allocate in Bracon Ash
20212 - Durrants (Richard Prentice) [1407]	Woodton Yes	Comment noted

20422 - J M Greetham [4475]	The Council's consultation includes the preferred options for the development and use of land having regard to the Joint Core Strategy and a Sustainability Appraisal Report (SA). The SA Report and the work undertaken as part of that process has been prepared in accordance with the Government Guidance and we are satisfied that it is reasonably robust in the approach to the site assessment process.	Comment noted
18477 - Dr G. Martin Courtier [7815] 19011 - Wheatacre & Burgh St Peter Parish Council (Mr Simon Solomon) [6584]	Yes	Comment noted
18155 - Mr M C Litton [9207]	Yes appropriate.	Comment noted
20251 - Easton Landowners Consortium [7254]	Refer to full submission The Sustainability Appraisal Report and the work undertaken as part of that process has been prepared in accordance with the Government Guidance. The Council fully appreciate that the process is an iterative one	Comment noted

	and acknowledges that the performance of the Plan has to be tested against identified social, environmental and economic objectives. It is our view that the sustainability appraisal follows Government Guidance and is robust and consequently it has appropriately assessed sites within the site assessment process.	
18330 - Thurton PC (R Taylor) [1180]	Yes	Comment noted
19154 - Cllr Margaret Dewsbury [9466	Yes	Comment noted
19070 - MRS SHIRLEY DENNISON [5034]	The approach seems reasonable.	Comment noted
19235 - Natural England (Ms J Nuttall) [9476]	The approach taken to assessing the sites against a range of criteria that address the SA objectives identified for the DPD is welcomed; in particular Natural England is pleased to note the inclusion of a range of relevant environmental criteria that has been used to assess the sites including effects on biodiversity, landscape and soils.	A Habitats Regulations Assessment is being prepared in consultation with Natural England, and Natural England's assistance in the process is much appreciated

	We note that the SA identifies that none of the preferred allocations will have a direct adverse effect on designated sites and that any other potential effects will be confirmed as part of the 'Appropriate Assessment' required under the Conservation (Habitats and Species) Regulations 2010. Natural England advises that the results of this assessment (HRA) and any mitigation recommendations should inform preparation of this Plan and the Development Management DPD. Natural England will be pleased to provide comments on revised versions of this Plan and the Development Management Policies DPD, following completion of the HRA.	
19873 - Durrants (Richard Prentice) [1407]	Yes	Comment noted
19467 - Dudley Jones [6175]	I feel that the approach taken has been entirely appropriate & reasonable.	Comment noted
19881 - Burt Boulton Holdings Limited [7336]	The approach taken to the Sustainability Report is supported in general terms.	Comment noted
18395 - Marlingford &	Yes, although resolving potential conflicts between SA objectives and site specific policy objectives may not always be possible.	It is inevitable that there will sometimes be negative impacts when allocating certain sites. In a

Colton PC (Mr M Bergin) [7437]		largely rural district, for instance, there are relatively few brownfield sites and so many greenfield sites need to be allocated. However, the sites chosen are those assessed to have the most positive and least negative impacts
19931 - Phillip Jeans Homes Ltd (Phillip Jeans Homes Ltd) [7358]	Support results of the Sustainability Appraisal in principle however would suggest that site 530 has capacity for 300 rather than 200 dwellings to maximise the social and economic benefits of the proposal	Comments noted. The Joint Core Strategy allocates between 100-200 new dwellings for Loddon/Chedgrave. The Council have allocated to the upper limit of this requirement and do not propose to increase the size of the allocation at site 530
19110 - Mr & Mrs J Smith [7931]	Yes	Comment noted
19949 - Durrants (Richard Prentice) [1407]	Yes	Comment noted
19503 - Dr Gibson [7575]	Yes	Comment noted
18967 - Mr A Hall [2112]	Very appropriate	Comment noted
19799 -	Yes	Comment noted

Durrants (Richard Prentice) [1407]		
18959 - Mr L Gardner [9278]	Yes the approach has been appropriate with the details outlined	Comment noted
19780 - Armstrong Rigg Planning (Ms Charlotte Wyn) [9605]	It is considered that the approach taken is appropriate and that the scale of development within settlements is proportionate to the needs of the housing markets and reflects the provision of local services and needs within each settlement to support such additions to the population. The assessment criteria ensures only the most suitable sites with the ability to deliver housing within the plan period have been incorporated. (Refer to scanned rep)	Comment noted
18984 - Mr Robert Hadingham [9452]	Yes, likely significant effects of a development should be tested. Sustainable development being the key test, especially in relationships to existing services in the village	Having adequate services is a key consideration in the acceptability (or otherwise) of all potential sites

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

Representations	*Nature*	*Summary of Main Issue*	*C ncil's Ass ssment*	*Action*
8534 - Mrs Elizabeth McWilliam [7179]	Comment	Many of the sites are areas of outstanding natural beauty (or have an abundance of wildlife in the trees, streams and hedgerows already endangered, wihtout additional aggrevation) and have access by publicly marked footpaths which would be lost to Hingham and surrounding residents who regularly use them rambling, on walks and exercising dogs	The current site checklist lists a number of statutory and local environmental designations and public rights of way. A detailed site assessment of invidual sites at preferred options will flag up any particular issues on individual sites	None
6512 - Mr Ian Grady [6567]	Comment	All services are layed to site All road in layed to site Flexibility to the village needs	Comments noted. The Council will be undertaking a detailed assessment of individual sites at the preferred options stage	None
9568 - Geological Society of Norfolk(GSN) (Ms Jenny Gladstone) [3379]	Comment	Is also missing Local Geodiversity Sites. (I am unsure whether only previous designations from the South Norfolk Local Plan are included here. If RIGS were not named within that plan, then that is an old deficiency.)	Site checklist was amended to include 'Geodiversity Action Plan Area'. However, the Norfolk Geodiversity Action Plan does not identify sites which should be protected. This element is therefore not reflected on the site assessment tables, but comments in the Geological Society of Norfolk representations have been taken on board.	Checklist amended
10162 - Hopkins Homes (Robert Eburne) [7138]	Comment	Checklist should be raised to reflect the fact that some urban extensions will provide services, facilities and infrastructure as part of development but which do not currently exist.	The checklist includes a note of the services and facilities within the settlement. Only very large sites would support the provision of additional core services as part of a developement proposal. Since this would not apply to most sites, the checklist was not amended. However, any significant development in a settlement would be expected to provide facilities and services to support and enhance the existing local provision. This benefit is recognised as one of the reasons for concentrating development, and at appropriate locations this approach will be taken in allocating sites.	None
6379 - Mrs J Teny [6517]	Comment	Numbering system on map and list is not very easy to understand	Comment noted. The Council presented a large number of suggested sites for consultation in the clearest and most understandable way that it could.	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
11619 - Norfolk County Council (Councillors) (Cllr Tim East) [7319]	Comment	Councillor Tim East has raised concerns regarding the inclusion and labelling of SHLAA sites in the consultation, suggesting that consulting on those sites where the landowner has not promoted them is confusing to the members of the public and restricting potential comments on those sites. Councillor East suggested further confusion is cause by consulting on sites which are in landscape designation areas and are therefore extremely unlikely to come forward for development	The SHLAA is a background document to the JCS and looks at the potential for development on larger sites in and around the Norwich fringe, the main towns and key service centres. The sites in the SHLAA could have potential for development but in many cases the ownership or willingness to develop the land is not known. The Council have included SHLAA sites as part of the consultation to present a full picture of potential sites for development but the 2010 consultation clearly explained what a SHLAA site was.	None
10296 - Natural England (Ms Helen Ward) [3917]	Comment	Natural England would like to see the following designations included Local Nature Reserves, Roadside Nature Reserves etc. Greater clarification of 'green infrastructure corridor'. Designation of 'Biodiversity Action Plan Areas' should be explicit that this refers to both BAP habitats and species	The site checklist will be amended following this consultation and will be modified so that the sites can be scored and weighted against each other. There will be an opportunity to make these changes at this stage. If particular designations/categories are not incorporated into the final site checklist then there will always be an opportunity for officers to add individual comments about specific sites, such as if a Local Nature Reserve or Roadside Nature Reserve applies.	Site checklist to be amended to incorporate designations and changes suggested by Natural England
6028 - Alburgh Parish Council (Mrs J Ellis) [6442]	Comment	No	Noted	None
11617 - Norfolk County Council (Environment, Archaeology Conservation, Minerals and Waste) (The Manager Norfolk Biodiversity Partnership) [7316]	Comment	Thank you for consulting Norfolk County Council, these are officer level comments and are subject to revision as the site selection and sustainability process continues. A desktop study has been undertaken which has identified that many sites could have landscape issues.	Comments noted. More detailed comments at subsequent stages in the process would be welcomed	None
6329 - Mr P Bodie [1598]	Comment	No comment, understand need for housing but areas with good rail/water/road connections close to Norwich should be considered for high density housing before more challenging rural areas are considered	Agreed. In preparing the Site Specific DPD the Council will follow the settlement hierarchy in the JCS which directs the larger developments to the areas closest to Norwich and then follows a hierarchy of development down to smaller rural communities which are planned to have no new development. The settlement hierarchy is based upon access to services and facilities.	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
6685 - Timewell Properties Ltd (Timewell Properties Ltd) [7306]	Comment	Unclear how the 'small sites in the NPA' allowance (1800) homes will be distributed. Timewell Properties suggest that Little Melton is capacble of accommodting a proportion of these homes. The criteria for allocating these sites should also be subject to consultation. The Sustainabiluty Appraisal Framework focuses too much on negative impacts of development, should also recognise the positive impacts. Should positively and specifically identify those development sites that contribute to the objective of securing sustainable development. An important role of the SA process will be to appraise the options for distribution of the 1800 in the NPA to ensure that the best performing sustainable distribution of numbers to the most appropriate settlements is achieved	The current site checklist is an information gathering tool. Further work is being unertaken on how to weight/score the sites based on the information in the checklist to ensure a sustainable assessent of sites and distribution of development. The distribution of the 'small sites in the NPA' allowance of 1800 homes will be undertaken at the preferred options stage, once a full assessment has been made of all the sites put forward for development	None
6868 - Dr Barbara Thomas [6613]	Comment	The 2010 site specific Map 19 shows most suggested sites to be at odds with the site checklist categories notably accessibility, services and facilities, viability, land use deisgnation, environment and existing SNLP land use categories which are ENV3. yet again, the suggested sites represent the financial greed of landowners and developers rather than the needs of the town of Diss and its non-landowning residents	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been consdiered to be inappropriate for development	None
7064 - Mr J Cogman [1767]	Comment	Must be close to public transport routes e.g. bus routes	Site checklist includes accessibility to public transport as one of the criteria	None
9412 - Mr John Thain [6775] 9422 - Dr Viven Thain [6877]	Comment	Need to consider the potential health effects of electricity power lines on occupants of nearby houses	Comments noted. Considered too detailed for the broad site checklist, however a detailed issue such as this will be considered on an individual site basis as assessments are undertaken.	None
8505 - Mr & Mrs R Naish [7175]	Comment	Find it difficult to find information on the Council website	Comments noted	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
9393 - Ray Hannent [6938] 10059 - Environment Agency (Eastern Region) (Miss Jessica Fraser) [5896]	Comment		It was decided not to change the terminology on the checklist to allow this section to cover the widest possible range of services; on the checklist there is the option to add supplementary notes. Having assessed the sites, the only services with capacity issues identified were utilities. The Site Assessment Tables therefore used 'utilities' rather than 'services' as the title. Information on deficient capacity in utilities has been fed into the policy wording for preferred sites to address any deficiencies identified by utilities providers.	Any utilities capacity constraints have been translated into policy requirements for preferred sites.
8116 - Mrs Penny Jewkes [6906]	Comment	Proximity to local services should also reflect cycling time to them.	Better expressed as 800 metres with walking/cycling time in brackets as individuals' walking/cycling times may vary.	None
9309 - Mr R. Bacon [6872]	Comment	Hingham - think of road usage - main roads in and out of Hingham	The Site Checklist does include reference to the need for highways improvements. A detailed assessment will be made of individual sites and comments will be sought from Norfolk County Council as the Highways Authority. This will flag up accessibility and highways issues.	None
7967 - Norfolk Wildlife Trust (John Hiskett) [912]	Comment	It is not clear to what level this checklist will be used by the council in assessing constraints on sites. If this is the case, there is a need to identify all biodiversity constraints. This should not just include designated sites such as SSSIs and County Wildlife Sites but also include Biodiversity Action Plan Habitats and protected species. It may be necessary for the council to gather additional evidence on BAP habitats as this information is not necessarily held by other bodies.	Biodiversity Action Plan (BAP) areas are included on the site checklist under the 'Designations' section. This refers to both habitats and species. BAPs and GI corridors do not feature on the traffic light assessment tables but were assessed as appropriate.	BAP included on checklist
7353 - Mr Peter Adams [6279]	Comment	We consider that there should be explicit reference to land to be provided for the future development of accommodation to meet the care needs of older people. The need for housing and care is referred to within the Joint Core Strategy and we consider that this need should be included within the search for development sites within South Norfolk.	Officers to note if land has been put forward specifically for accommodation to meet the care needs of older people in the 'suggested land use' box on the site checklist. JCS policies directing the distribution of housing with care will shape policy requirements at appropriate settlements.	Application of checklist altered.

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
7109 - Zurich Assurance Limited [6689] 10124 - Harcombe Development Ltd (Harcombe Developments Ltd) [7410] 10180 - Hethersett Land Ltd (Hethersett Land Ltd) [7362] (950b)	Comment		The site checklist is an information gathering tool. Further work is being undertaken on how to weight\score the sites based on the information on the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development.	None
5917 - Mrs Shirley Thatcher [6386] 6602 - Mr P McCarter [6579] 7465 - Ms Mary Fairburn [6854] 8481 - Mr Nigel Edwards [6975]	Comment	Have not seen checklist	The site assessment checklist was included as part of the consultation material	None
6542 - Dickleburgh and Rushall Parish Council (Mrs Claire Sparkes) [6575] 6635 - Mr Peter Porter [6559] 6692 - P Murton [2547]	Comment	No comment	Noted	None
6539 - Mr Stewart Read [6574]	Comment	Rural developments should be smaller, eight to 10 houses each development	The number of houses allocated to each settlement is set out in the Joint Core Strategy, which specifies 10-20 houses in each service village. This can not be changed through the site specific DPD process.	None
6415 - Mrs May Lukey [6533]	Comment	Some areas have no information about existing use or possible development	In some instances no suggested land use has put forward by the person suggesting the site for development and also the Council do not necessarily know what the existing land use is at this stage unless we have been told by the person putting forward the land. This information will be clarified when the sites are subject to a full assessment later in the process	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
9881 - Ms F Whalley [3073] (061)	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how a site will be considered suitable for allocation when judged againat alternative site options. The Council should publish the criteria that will be used to assess the different site options and policies. The checklist contains a number of environmental designations from the South Norfolk Local PLan which will effectively be superceded by the LDF process. There will need to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them. Designations such as river valleys do not preclude development and limited weight should be given to them	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development. Local designations from the South Norfolk Local Plan will be reviewed. They are included on the checklist so that a full assessment of sites can be undertaken but it doesn't necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information	None
9561 - Sunguard (Sunguard C/O Agent) [7407]	Comment	Current checklist provides guidance on information to be gathered but provides little guidance as to how the assessment will be undertaken. It is unclear how it will be determined whether a site is considered suoitable for allocation when judged against alterntiave site options. The Council should publish the criteria that will be used to assess the different site options and policies. The checklist contains a number of environmental designations from the South Norfolk Local Plan, which will be superceded by the LDF process. There needs to be an understanding on the weight which will be given to them as these designations do not necessarily preclude development . It is noted that highways information will be based on consultation with Norfolk County Council. This approach is welcomed. Finally a general point is that development of a site may actually provide some of the services and facilities defined within the checklist	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development. Local designations from the South Norfolk Local Plan will be reviewed. They are included on the checklist so that a full assessment of sites can be undertaken but it doesn't necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information Support for consultation with Norfolk County Council regarding highways issues is noted. It is also noted that the development of a site may actually provide some of the services and facilities defined within the checklist and this will need to be considered when the individual sites are assessed	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
10095 - Harcombe Development Ltd (Harcombe Developments Ltd) [7410] (1005)	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how sites will be scored/weighted and how the information obtained through the checklist will be used to determined whether a site is considered suitable for allocation. The checklist contains a list of designations from the South Norfolk Local Plan which will effectively be superceded by the LDF process. There needs to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them. These designations do not necessarily preclude development.	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development. Local designations from the South Norfolk Local Plan will be reviewed. They are included on the checklist so that a full assessment of sites can be undertaken but it doesn't necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information	None

nt tions	tur	in Is	nci As nt	Action
10348 - Hibbert & Key [7363]	Comment	Whilst we support the intention to allocate sufficient land in Poringland / Framingham Earl for up to 200 homes, it is unclear from the current consultation how the additional 'small sites in the NPA' allowance (1,800 homes) will be distributed amongst the South Norfolk settlements in the NPA, including Poringland / Framingham Earl. This should be made clearer, particularly as the Joint Core Strategy currently provides no clear guidance about how the homes will be distributed within the NPA. The criteria for allocating the 'small sites in the NPA' allowance should also be subject to consultation. Poringland / Framing ham Earl is a suitable location to accommodate further growth beyond that specified in the Joint Core Strategy. It is not totally clear how the proposed site specific policies/designations, i.e. Cittaslow in Diss, Poringland Urban Drainage Structure etc and other site specific policies will be assessed. The Checklist should include an assessment of how sites could contribute towards delivering other settlement specific aims/policies. For instance, in Poringland/Framingham Earl's case the Poringland Urban Drainage Strategy. We suggest that the Framingham Earl site is key to achieving this policy as it includes an important element of the village's drainage system, which has the potential to be improved through the site's development for the benefit of the wider village. (See attached supporting documents).	Some of these issues are considered too detailed for the purposes of the site checklist. Settlement specific policies/aims will be considered when looking at more detailed site selection in specific settlements.	N\A
8572 - Mr Frederick Winter [7187]	Comment	I understand that additional sites are to be added to the list - fuller information required	Additional sites will be added to the list if they are suggested for development at future stages in the DPD process. It is not possible to provide fuller information information about additional sites at the moment. This will be made available as and when such sites come forward	None
6214 - Mr Kevin Hogan [6411]	Comment	Grown areas, places to wlk, leave some countryside	Comments noted	None
5931 - Mrs A Hollidge [2211]	Comment	I find the checklist and form totally confusing	Comments noted	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
6209 - Mr Christopher Doggett [6410]	Comment	If development is required it should be reasonable, proportional in size and sensitive in nature. It should be an extension to existing residential areas where roads can cope and disruption is minimal	Comments noted. These criteria are similar to the ones the Council will be looking at when making a detailed assessment of sites and deciding where new allocations should be made.	None
8371 - N B Woods Drawing Services (Mr Nick Woods) [1381]	Comment	National Policy Guidelines have been changed from density quota per hectare	Comments noted. The checklist has a box for recording the suggested density of the development. The Council have assumed a density of 30 per hectare as a rough guide when assessing sites but actual densities may vary depending on local circumstances, such as the nature of surrounding development or the particular characteristics of the site	None
10079 - Harcombe Development Ltd (Harcombe Developments Ltd) [7410]	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how information obtained through the checklist will be weighted/scored and how it will be determined that a site is considered suitable for allocation The checklist includes a number of designations from the South Norfolk Local PLan which will effectively be superceded by the LDF process. There needs to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them. Such designations do not preclude development and limited weight should be given to them Development of a site may actually provide some of the services and facilities defined within the checklist	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred optiosn stage so it will be clear why certain sites have been choosen as preferred sites for development and why other sites have been considered to be inappropriate for development Local designations from the South Norfolk Local Plan will be reviewed. They are included on the current site checklist so that a full assessment of sites can be undertaken but it does not necessarily follow that these designations would preclude development. Some information on the cheklist will b weighted/scored higher than other information. The site assessment process will need to recognise that some of the larger sites being proposed would actually be able to provide some of the services and facilities defined within the checklist. A detailed assessment of individual sites will be undertaken at the preferred options stage and the ability for sites to provide additional services and facilities will be reflected at this stage	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
6344 - Mrs Penelope Wilson-Downe [6481]	Comment	Are the owners of the sites prepared for change?	All the sites to be assessed against the site assessment checklist have been suggested by landowners, developers or their agents so the owners of sites are prepared for the potential change to their land.	None
9544 - Persimmon Homes Ltd Anglia Region (Persimmon Homes Ltd Anglia Region) [7356]	Comment	Overall this seems to cover most of the issues that need to be considered in assessing suitability and deliverability and so informing choices about which sites to allocates for development. Ownership and viability are often key factors. In this respect it may be helpful to note whether a developer/housebuilder is involved in promoting the site as this can positively influence timing and funding issues. In relation to brownfield sites it would also be helpful to note whether there are any known "abnormal" costs due to ground conditions/contamination that could affect viability.	Site checklist doesn't specifically identify whether a developer/housebuilder is promoting the site but the checklist does ask about anticipated timescales for development and ownership of land (including whether it is being actively promoted). Site checklist also asks about site contamination, with an opportunity to add extra detail.	None
11622 - English Heritage (Katherine Fletcher) [930]	Comment	Pleased to see that designated heritage assets are included within the checklist. Issues of wider character and the setting of heritage assets will need to be incorporated into the final assessment. This may be a further level of appraisal based on additional information held by the Council. We recommend that the Historic Characterisation and Sensitivity Assessment is complemented by more detailed appraisal work, including conservation are appraisals.	The current site assessment checklist does consider whether sites are located within or impact upon any of the listed designations, which would include the wider character and setting of heritage assets. The assessment of sites will also be influenced by detailed comments from statutory consultees such as English Heritage. The current site assessment checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been choosen as preferred sites for development and why other sites have been considered to be inappropriate for development. The Council are planning to undertake reviews of particular Conservation Areas across the district	None
8458 - N Thompson [2974]	Comment	If you are trying to encourage people to use public transport then it should be less than 800m (say 500m or less) to a bus route.	Information on public transport access will be provided by Norfolk County Council. This information will only be sought for those sites that are considered suitable for development after some weighting\scoring has taken place. Discussion to take place with Norfolk County Council about what standards they use for distance from a bus route.	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
9897 - Bidwells (Mr Graham Bloomfield) [1435] (092)	Comment	The checklist provides guidance on information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how the information obtained throught the checklist will be used to determine whether a site is considered suitable for allocation. How will sites/policies be scored or weighted. The Council should publish the criteria that will be used to assess the different site options and site policies. Site checklist contains a number of designations from the South Norfolk Local Plan which may be superceded by the LDF process. There needs to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them as these deisgnations do not necessarily preclude development	The current site checklist os an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development. Local designations from the South Norfolk Local Plan will be reviewed. They are included on the current site checklist so that a full assessment of sites can be undertaken but it doesn't necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information	None
10206 - Highways Agency (Mr Eric Cooper) [3700]	Comment	Yes. It is suggested that the section on Highways and Accessibility is expanded/changed to provide a broader level of understanding of the impact of proposed sites onto the trunk road. As the number of trunk road junctions are relatively few in number, it should be easy to identify where most of the traffic from any site would access the trunk road and 'his would consequently provide at a glance the potential for cumulative impacts of various sites within a vicinity. In combination of all the relative factors it should be possible to give an indication of overall sustainability. Suggested Changes: Impact on Trunk Road: Low/Medium/High Likely first point of access onto trunk road: .... Is the site considered sustainable?: Low/Medium/High	Information on highway improvement will be provided by Norfolk County Council. This informationwill only be sought for those sites that are considered suitable for development after some weighting/scoring has taken place. Norfolk County Council to be asked to provide information regarding the level of impact on trunk road and whether the site would be the first point of access onto a trunk road.	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
5942 - Mr Hollidge [6429]	Comment	Map not clear, needs to be more detailed so man in street can understand. What is meant by settlements in Q1 and Q2	The Council had a large number of different sites to show on maps as part of the consultation and it is considered that the information was presented in the clearest way possible. The Council did not want to present too much detailed information on the maps as then they become more difficult to understand. More detail about each site was presented on an accompanying background table. The word 'settlement' in questions 1 and 2 refers to a particular village/town or place where people live. The JCS is settlement based and this approach has been continued through into the Site Specifics DPD	None
7598 - Mr & Mrs A Hedges [7089]	Comment	Add the details of the natural watercourse and ponds.	Officers to note if land contains any natural watercourses or ponds under 'current land use' box on site checklist.	Application of checklist altered.
8568 - Mr & Mrs Topliff [7186]	Comment	The checklist shows no indication of the size of suggested development (i.e. no. of houses).	Checklist does include a box for 'potential number of units'. This was orignially assessed using a guide of 30 dwellings per hectare, but after individually assessing sites, the number of potential dwellings on preferred sites reflects site constraints and surrounding context.	None
11612 - Norfolk County Council (Environment, Archaeology Conservation, Minerals and Waste) (Mr Ken Hamilton) [3698]	Comment	Sites adjacent to scheduled monuments should be refused unless they can clearly demonstrate that development would not adversely affect the setting of adjacent monuments. Allocations containing or adjacent to listed buildings would also have to demonstrate that development would not have an adverse impact. Following site allocation the Historic Environment Record (HER) should be consulted prior to application for planning permision and appropriate assessments and statements should be submitted	Comments noted and will be taken into consideration through the assessment and allocation of sites	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	tur	in Is	nci As nt	Action
10344 - Mr A. Semmence [2828]	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how to assessment will be undertaken. It is unclear how the information obtained through the checklist will be used to determine whether a site is considered suitable for allocation when judged against alternative site options; or how site specific policies/designations will be assessed against alternative proposals. For instance, whether assessed sites/policies would be given a score against the items on the checklist, or whether assessment items will be weighted according to importance/relevance. The Council should publish the criteria that will be used to assess the different site options and site specific policies/designations	The current site checklist is an information gathering tool. Further work is being undertkaen on how to weight/scrore the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development	None
9263 - Karen Dunn [5621]	Comment	The list could include a higher priority to developing brownfield sites and a lower priority given to conservation/green sites/even scrubland as vegetation increases the value and quality of a place. Also lower priority should be given to agricultural land, which will become increasingly important as the population grows and food imports become more expensive	The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist e.g. is a brownfield site of higher priority than a greenfield site, should development be on high quality agricultural land? Further information will be made available on how the sites have been weighted/scroed at the preferred options stage so it will be clear why certain sites have been choosen as preferred sites for development and why other sites have been considered inappropriate for development	None
10066 - Peter & Dawn Durrant [1906]	Comment	Do not believe CPO's are appropriate on moral grounds	Comments noted. The Council would only persue CPO in very exceptional circumstances	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
8247 - Endurance Estates Limited (Mr Tim Holmes) [6236]	Comment	The site checklist does not include any reference to sensitivities noted in the JCS in relation to Wymondham. The JCS highlights a number of other sensitivities in terms of the settlement identity, the potential for coalescence with Hethersett; and the historic setting of the town and Abbey. These should both be considered in the checklist. Given the status of the plan with the Government's intention to revoke Regional Strategies it may be best to identify the services within the checklist and remove the reference to the East of England Plan. When assessing the results of the checklist is important that all the sites are assessed fairly and equally. There is a danger that some of the sites do not score as well as others due to lack of information. The Council should take care to ensure appropriate and comparative weighting is attributed to each point.	Checklist does mention the gap between Wymondham and Hethersett under 'areas of open land (SNLP ENV2)' under the designations section of the checklist. Officers to consider historic setting of town/abbey under the 'current land use/surrounding land use' boxes on the site checklist.	None
11714 - Wrenbridge (Wrenbridge (Harts Farm)) [7364]	Comment	The checklist should set out whether there is a technical and deliverable solution to mitigate highway impact. The checklist should inlcude an assessment of whether the site can reasonably deliver new/improved public transport facilities. Should include an assessment of the frequency of bus services and whether journey to work services are feasible. The checklist should include a box to acknowledge where site promotion agreements/joint ventures are in place	The current site checklist includes a general section on the costs of highways improvements. It is intended to consult Norfolk County Council Highways about the sites suggested for development and their advice will be followed regarding the acceptability of the development in highways terms and whether there is likely to be a technical and deliverable solution to mitigate highway impact The current checklist includes a general section on public transport. In the case of large sites it will need to be considered through the site assessment process whether the site has the potential to deliver new or improved public transport. As part of work into the settlement hierarchy in the JCS a detailed assessment of the frequency of bus services and whether there was a journey to work service was made and this information will fed into the site assessment process. Whether a site is covered by promotion agreements/joint ventures will be explored at the detailed assessment stage and noted where relevant	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
7394 - Mr and Mrs Everett [6834]	Comment	No more sites, do not need more houses in Long Stratton, no work or jobs in Norfolk	The Site Specific DPD must be prepared to be in conformity with the JCS. The JCS states the number of houses that will be allocated at particular locations. The JCS allocates 1800 new houses at Long Stratton	None
5854 - Mr and Mrs Bowers [1609]	Comment	Brownfield commercial sites should be given priority	The site checklist in its current form is an information gethering tool. Further work is being undertaken on how to weight/score the sites based on information in the checklist and which categories should be given priority. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development	Further work to weight/score the sites based on information on the site checklist to be undertaken at preferred options stage
5991 - Mr AL & Mrs MRL Howard [1249]	Comment	It would be useful to have site sizes noted to help ascertain their usefulness	The site checklist has a box for site size to be noted. In relation to the maps there is an accompanying table of supporting information to be used in conjunction with the map and this gives the site size for each site	None
6138 - Mr R.M. Meadows [6408]	Comment	The Planning Authority must ensure that any approvals for housing integrate and enhance the character of the town	Comments noted. The site checklist includes boxes for current, previous and surrounding land use as well as tick boxes for whether the site is adjacent or removed from the settlement boundary. There are also many other categories on the site checklist and all of these will help to ensure that any sites chosen for housing development will be well integrated with the existing settlement and will not adversely affect the form and character of the settlement	None
11620 - Norfolk County Council - Ecology, Flood & Water (mr Ed Stocker) [6268]	Comment	It is understood that all relevant policies have been identified and will be considered during the site selection process. In particular, Appropriate Assessments will take place for proposed development near the European Special Areas of Conservation (Waveney and Little Ouse Valley Fens; Norfolk Valley Fens; The Broads; River Wensum) and Broadland Special Protection Area. More site-specific comments will be available at later stages of the LDF process	Comments noted. More site specific comments at later stages of the LDF process would be welcome	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
6489 - Mr A Perry [6532]	Comment	Fine - no problem	Support noted	
6130 - Dr Martin James Cameron [6400]	Comment	No	Noted	None
6437 - Mr A Truesdell [6510]	Comment	Adequacy of existing infrastructure - Hethersett already has parking issues, no NHS dentist, no bank - all creating travel needs	The ability of a settlement to accommodate additional growth has already been determined through the preparation of the JCS. Large scale growth in a particular settlement may lead to increased demand and therefore provision of infrastructure	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
10254 - Leeder Family [7266]	Object	The site checklist at Appendix 2 contains no indication as to the perceived relative significance of the various elements/designations described in that checklist. It would be inappropriate to proceed with the preparation of the DPD/AAP on the basis of a simple scoring system that does not take into account the potential significance of the elements under consideration. Furthermore, the checklist should take fully into consideration the fact that apposite mitigation strategies will be entirely appropriate in the context of the development of particular tracts of land. In certain circumstances, this may mean the evaluation of different site boundaries to those shown via the current consultation exercise in order to exclude from the larger blocks of land those smaller areas which may give rise to limited, localised concern in environmental terms. Page 10 of the present consultation document notes that the wider assessment will be undertaken within the context provided by the settlement hierarchy established in the JCS. In the particular circumstance of Long Stratton, Policy 9 of the JCS describes a growth location that is expected to accommodate at least 1,800 dwellings and the provision of a bypass for the settlement. The process described at page 10 of the consultation document should fully take into consideration the policy expectation enshrined in the JCS and the ability to deliver a bypass at Long Stratton. In the light of the contribution that we have already made to the evolving JCS, we would maintain that the scoring of the potential of a particular site should take into account also those facilities that the landowner/developer has already committed, to the knowledge of SNC, to provide on that and related land. In evaluating the potential of the land described in this submission, we would anticipate that the assessment would acknowledge that development on the land concerned will deliver the bypass and enable Long Stratton to achieve the degree of self-containment anticipated in the Vision for the settlement prepared by the GNDP. The robustness of the site checklist would be	In considering sites for development it will be recognised that mitigation strategies may be appropriate in the case of some particular pieces of land. The purpose of the site checklist is to gather information on the various sites that have been suggested. Further work will then take place to weight/score the sites.	None

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
		significantly enhanced if, as noted above, it incorporated a mechanism by which appropriate weighting is given to key policy considerations. In the case of Long Stratton, we would suggest that the site checklist should clearly establish the appropriateness of a particular location in implementing the integrated development package for Long Stratton established in the JCS. Areas of land that can plainly contribute to a comprehensive and coordinated approach to the enlargement of the settlement should be perceived to essentially achieve a higher score than those that would give rise to a more dispersed development pattern, reducing the degree of coordination that should arise through the implementation of a whole settlement strategy. The tracts of land allocated to implement the objectives of the JCS should lead to the establishment of a self-contained town as described in the emerging Vision for Long Stratton prepared by the GNDP. In the context of the Long Stratton AAP, we would suggest that the Site Checklist should more directly reflect the nature of the development programme envisaged in the JCS. As presently drafted, the checklist may not lead necessarily to the identification of tracts of land which, taken together, can achieve a self-contained community which is able to benefit from the bypass and related aspects that form part of the policy base of the JCS. As noted at page 6 of the Sustainability Appraisal Framework, the Area Action Plans are expected to set out the detailed policies, phasing, infrastructure and delivery mechanisms for each of the target areas in order to ensure growth is delivered in a co-ordinated and comprehensive manner. This comprehensive approach aims to ensure that well-integrated, sustainable development takes place in		
6102 - Mr J.C. Hobson [6404]	Object	The size/detail on the maps are too small. Proper maps should have been produced so sites could be clearly identified	The Council produced the best and clearest maps that it was possible to produce at the time and given the large number of different sites that were being consulted upon. Each settlement had its own individual map as part of the consultation so all sites suggested for development in that location could be clearly identified and related to each other.	None

Q4 Do you have any comments on the site checklist that the Council will use when assessing sites?

nt tions	*tur*	*in Is*	*nci As nt*	*Action*
8661 - Mrs Beaton [7201]	Object	The checklists don't demonstrate the pressure the local services would be put under and the fact that the road network locally is inadequate to sustain increased usage	The settlement hierarchy in the JCS was prepared based on the level of services and facilities in settlements and their ability to accommodate growth. The site checklist looks at the services and facilities in the settlement and highways improvements. The detailed assessment of each site, with comments from statutory consultees such as Norfolk County Council Highways will flag up any particular issues related to an individual site	None
6703 - Dr David Lovell-Badge [6395] 7662 - kimberley and carleton forehoe parish council (Mrs C Moore) [7096] 7969 - Mr Paul Eggett [6907] 8778 - Mr M R Allsop [4169] 9408 - J Martin Shaw [6022]	Support	Support for site assessment checklist	Support noted	None
8017 - Geldeston Parish Plan Working Group (Mr John Crowfoot) [7121]	Support	Good checklist that takes into account the variety and mix or services and facilities that should determine whether further housing, more cars and a greater population can realistically be supported by the settlement in question	Support noted	None

Sustainability Appraisal Framework **Appendix 5**

1) Location principles					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy promotes a sequential approach to new development and reduces the need to travel to services and facilities with commensurate reductions in emissions. JCS Policy 3 provides for the increased use of renewable energy.

1) Location principles (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 ++	++	++	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities with commensurate reductions in emissions while increasing the potential for the use of non-car modes of transport.
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 +	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities with commensurate reductions in emissions arising form the increased potential for the use of non-car modes of transport.
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 +	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy provides the potential for the re-use of vacant and derelict land with commensurate benefits for the quality of townscapes and landscapes, the latter arising from a reduced spread of development throughout the countryside.

1) Location principles (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy provides the potential for the re-use of vacant and derelict land with commensurate benefits arising from a reduced need for development on agricultural 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			
		++	++	++	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy enables the more efficient provision of a water supply network. The impacts of treated foul water discharges to water courses will be restricted by the combined actions of Anglian Water, the Environment Agency and Natural England and resulting development constraints.
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			
		0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					The benefits of reducing the need to travel, traffic and traffic emissions; the townscape and landscape benefits arising from the re-use of brownfield land and the ability to make the efficient use of water resources meet most of the environmental objectives (i.e. ENV3-ENV8).

1) Location principles (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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	0	0	0	No direct significant effects.
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	+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities and improves their accessibility with benefits for social cohesion and reduced social exclusion.
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	0	0	0	No direct significant effects. Accessibility to jobs is covered by Objective S4.

1) Location principles (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		++	++	++	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve accessibility to jobs, services and facilities while assisting the viability of their provision.
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			
		0	0	0	No direct significant effects. (Accessibility to education provision is covered by Objective S4).
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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects. (Accessibility to health facilities is covered by Objective S4 while healthy lifestyles will be affected by design provisions such as green infrastructure and walking and cycling links).

1) Location principles (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects. Human behaviour and community composition are separate issues to the allocation of development sites.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects. Personal satisfaction will arise indirectly as a result of the designed environment, green infrastructure provisions and degree of accessibility to jobs, services and facilities.
Summary: SA vs. Social Objectives					The benefits of ensuring good access to services and facilities are significant in reducing social exclusion and providing for enhanced social cohesion in accordance with objectives S2 and S4.

1) Location principles (continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy with improved ease of access to jobs and town centres will assist the take up of jobs, the viability of established centres and boost the local 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			
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy with improved ease of access will provide for a variety of business locations and premises.
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			
		++	++	++	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve their potential ease of access.

1) Location principles (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects.
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			
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve the potential availability of employment sites within the rural areas.
Summary: SA vs. Economic Objectives					Enabling good access to jobs, services and facilities supports their continued viability and economic growth in accordance with objectives EC1-3 and EC5.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions : Significant environmental benefits arise from reducing the need to travel, traffic and traffic emissions, and encouraging the re-use of brownfield land while providing for the most efficient use of water resources. Major social benefits arise from ensuring good access to services and facilities in reducing social exclusion and providing for enhanced social cohesion. Enabling good access to jobs, services and facilities supports their continued viability and overall economic growth.					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

2) Existing Land Use policy					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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	+	+	+	The development of existing development land use allocations and the protection of protected rail routes largely provide opportunities for the use of sustainable transport modes. Existing land allocations have been adopted within the context of government planning guidance to reduce the need to travel, while protected rail routes have been intended to provide for the potential re-use for alternatives to the car..
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	0	0	0	No direct significant effects.
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	+	+/0	+/0	Existing land use allocations have beneficial effects on townscapes through the reduction of derelict and underused land, while landscapes benefit from the existing landscape protection policies. The medium to long term effects are less certain due to the unknown impacts of the potential review of landscape protection policies in particular.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 +	+/0	+/0	Existing landscape protection policies may also reduce the potential losses of productive agricultural land, but longer term effects are less certain due to the unknown impacts of the potential review of such policies.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					Existing land use policies have positive environmental benefits from the reduction of traffic, the regeneration of townscapes and protection of the landscape with indirect benefits for the conservation of agricultural land pending their review. Most land use policies remain consistent with the NPPF.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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	+	+	+/0	Short to medium term benefits will continue to arise from existing housing land allocations pending their reconsideration for re-allocation and the allocation of new housing 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? • 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	No direct significant effects.
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	0	0	0	No direct significant effects.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	Existing development land allocations have been allocated within the context of government planning policy guidance and thus provide for easy access to services and employment opportunities, pending the consideration for the re-allocation and allocation of new development sites.
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			
		0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects.
Summary: SA vs. Social Objectives					Existing land use designations can continue to meet housing needs in response to Objective S1 pending new allocations to meet further growth requirements. Having been allocated in response to government policy to reduce the need to travel, existing allocations are generally in sustainable locations with good access to jobs, services and facilities with regard to Objective S4.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 +	+	+	Employment land allocations, defined primary shopping areas and central business areas will continue to provide a focus for the retention and provision of business opportunities.
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 +	+	+	Employment land allocations, defined primary shopping areas and central business areas will continue to provide a focus for the retention and provision of business opportunities.
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 0	0	0	No direct significant effects.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					Employment land allocations and town centre designations provide a focus for development with existing accessibility benefits. Longer term benefits will be subject to the state of the economy and the case for their re-designation.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: Existing housing land allocations will continue to contribute towards housing need in the short to medium terms until they are completed. Employment land allocations and town centre designations have existing accessibility benefits and will have longer term benefits subject to the state of the economy and the case for re-allocation. Landscape protection policies may have shorter term environmental benefits depending on the outcomes of their potential review as part of the Development Management Policies review. All current development land allocations will provide opportunities for the use of sustainable transport as they have been adopted within the context of government policies to reduce the need to travel.					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

3) Undeveloped Land					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		+	+	+	The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will contribute towards the protection of natural habitats and wildlife corridors in the countryside, in woods and around field margins in particular.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 +	+	+	The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will have continuous benefits for the potential enhancement of townscapes and landscapes.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 +	+	+	The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will have continuous benefits for maintaining these aims.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					The main benefits are the potential protection of natural habitats and wildlife corridors associated with prime agricultural land and the potential for the enhancement of townscapes and landscapes as a result of the preferences for predominantly brownfield sites. However as there are relatively few opportunities to provide for the proposed large scale housing growth areas on brownfield land, the potential benefits of this approach may be reduced..

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant 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 0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth 0	0	0	No direct significant effects.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects.
Summary: SA vs. Social Objectives					There are no direct significant effects on the SA social objectives.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					There are no direct significant effects on SA economic objectives.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The main benefits are the potential protection of natural habitats and wildlife corridors associated with prime agricultural land and the potential for the enhancement of townscapes and landscapes as a result of the preferences for predominantly brownfield sites. However as there are relatively few opportunities to provide for the proposed large scale housing growth areas on brownfield land in particular, the potential benefits of this approach may be reduced..					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

4) Landscape/ townscape/ historic environment designations					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects with regard 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			
		0	0	0	No direct significant effects with regard 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			
		0	0	0	No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects with regard 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 0	0	0	No direct significant effects with regard 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?		**Indicator-based concerns** • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans +	+	+	The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment.

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effects with regard to 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 0	0	0	No direct significant effects with regard 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 0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Environmental Objectives					The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment in accordance with Objective ENV 6.

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects with regard 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? • 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	No direct significant effects with regard to 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			
		0	0	0	No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects with regard 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			
		0	0	0	No direct significant effects with regard to 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects with regard to this objective
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	The relevant townscape and historic environment designations will have continual benefits as a basis for maintaining and enhancing the quality of neighbourhoods.
Summary: SA vs. Social Objectives					The relevant townscape and historic environment designations will have continual benefits as a basis for maintaining and enhancing the quality of neighbourhoods in accordance with Objective S8..

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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	0	0	0	No direct significant effects with regard to 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	0	0	0	No direct significant effects with regard to 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	0	0	0	No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects with regard to 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			
		0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Economic Objectives					There are no direct significant effects with regard to this objective.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment in accordance with Objective ENV 6, and provide a sound as a basis for maintaining and enhancing the quality of some neighbourhoods in accordance with Objective S8..					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

5) Current Land Use					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects with regard 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			
		0	0	0	No direct significant effects with regard 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			
		0	0	0	No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 +	+	+/0	The re-use of currently vacant sites in developed areas would reduce the requirement for green field development sites and their implied generation of traffic impacts over a wider area. The relative benefits could decrease over time.
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 0	0	0	No direct significant effects with regard 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?		**Indicator-based concerns** • Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' • Conservation Area Appraisals and management plans +	+	+	The appropriate re-use of vacant sites within developed areas would reduce the need for green field sites while enhancing townscapes through good design and the reduction of derelict and under-used land.

5) Current Land Use (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 +	+	+	The appropriate re-use of vacant sites within developed areas would reduce the need for green field sites and productive agricultural 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 0	0	0	No direct significant effects with regard 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 0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Environmental Objectives					The re-use of vacant land in existing developed areas would reduce the need for greenfield development and its associated potential increases in traffic impacts on the countryside while enhancing townscapes in accordance with Objectives ENV 4, 6 and 7.

5) Current Land Use (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+		The appropriate re-use of vacant sites within developed areas would increase the availability of potential housing sites to serve all housing 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			
		0	0	0	No direct significant effects with regard to 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			
		0	0	0	No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+		The redevelopment of vacant land in appropriate locations would provide for new services, facilities or job opportunities with good accessibility.
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			
		0	0	0	No direct significant effects with regard to 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects with regard to this objective
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Social Objectives					The re-use of vacant land in existing developed areas would provide potential sites to serve all housing needs in locations with good access to jobs and services in accordance with Objectives S1 and S4.

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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	+	+	+	The redevelopment of vacant land in appropriate locations would have benefits for the commercial health of town centres and the provision of sites available for existing business relocation and expansion.
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	+	+	+	The redevelopment of vacant land in appropriate locations would have benefits for the provision of sites available for new and existing businesses and the commercial health of settlements.
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	0	0	0	No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects with regard to 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			
		+	+	+	The redevelopment of vacant land in appropriate locations would have benefits for the provision of sites available for new and existing businesses and the commercial health of settlements.
Summary: SA vs. Economic Objectives					The regeneration of vacant land within settlements would have benefits for the viability of and accessibility to town centres and new and existing businesses in line with Objectives EC 1 ,2 and 5..
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The consideration of whether or not existing land uses are likely to continue and the potential for the regeneration of existing vacant land within settlements will have a wide range of benefits for reduced greenfield land take, reduced increases in traffic impacts in the countryside, the availability of well located housing sites with good accessibility to services, and benefits for the viability of town centres and new and existing businesses.					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

6) Ecology/ Biodiversity/Geodiversity					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		+	+	+	The protection of sites of biodiversity and geodiversity interest and sites subject to local, national and international designations will be achieved by their avoidance or where necessary, protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policy 1.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

6) Ecology/ Biodiversity/Geodiversity (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effects
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 +	+	+	The protection of sites of biodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policy 3.
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 0	0	0	No direct significant effects
Summary: SA vs. Environmental Objectives					The protection of sites of biodiversity and geodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policies 1 and 3.

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects
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			
		0	0	0	No direct significant effects
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			
		0	0	0	No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects
Summary: SA vs. Social Objectives					There are no direct significant effects on the social objectives.

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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	0	0	0	No direct significant effects
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	0	0	0	No direct significant effects
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	0	0	0	No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects
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			
		0	0	0	No direct significant effects
Summary: SA vs. Economic Objectives					There are no direct significant effects on the economic SA objectives.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The protection of sites of biodiversity and geodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policies 1 and 3. This protection has positive environmental impacts but no direct significant effects on the social and economic SA objectives.					

Sustainability Appraisal – Site assessment criteria **Appendix 5**

7) Contamination/ Pollution					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 +	+	+	The avoidance of contaminated and polluted sites, or if no alternative, the choice of such sites for development subject to contamination/ pollution mitigation measures should reduce the potential for the adverse impacts of development–related surface water run-off from such sites on groundwater quality. This approach provides for the potential delays in the implementation of the Flood and Water Management Act 2010 which is intended to ensure the provision of suitable drainage measures including Sustainable Drainage Systems (SuDS) to prevent such adverse impacts.
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 0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					The main environmental benefits are the protection of groundwater resources from potential development –related surface water run-off from contaminated sites pending the implementation of the Flood and Water Management Act 2010.

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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** • Ability to access GP services • Improving the general life expectancy at birth +	+	+	The recognition of potentially polluted or contaminated sites will ensure their avoidance or appropriate mitigations to reduce potentially adverse impacts on peoples' health.

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	The recognition of potentially polluted or contaminated sites will ensure requirements for their avoidance or remediation (if suitable alternative sites are not available) to reduce any potentially adverse impacts on peoples' health. This will reduce potentially adverse impacts on peoples' satisfaction with their surroundings and quality of life..
Summary: SA vs. Social Objectives					There are long term benefits of assessing sites against contamination and pollution criteria to reduce their potential adverse impacts on personal health and peoples' quality of life. This is especially relevant to the potential reuse of previously developed land which is encouraged by government planning policy guidance in the National Planning Policy Framework..

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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	0	0	0	No direct significant effect
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	0	0	0	No direct significant effect
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	0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect
Summary: SA vs. Economic Objectives					No direct significant effect.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions There are long term benefits of assessing sites against contamination and pollution criteria to reduce the potential adverse impacts of their development on groundwater resources and peoples' health and quality of life. This is especially relevant to the potential reuse of previously developed land which is encouraged by government planning policy guidance in the National Planning Policy Framework.					

Sustainability Appraisal Framework **Appendix 5**

8) Flood Risk					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects.
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			
		++	++	++	The application of this criteria ensures the protection of development from the adverse impacts of flooding. The approach implemented has largely precluded sites within areas of Flood Risk 2 and 3 subject to the availability of suggested sites in flood Zone 1, the impact of the remaining assessment criteria and mitigations where required.
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			
		0	0	0	No direct significant effects.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effects.
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 ++	++	++	The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems including the potentially adverse impacts of pollution arising from flooded development on water quality and the ecological status of bodies of 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 0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					This assessment criteria ensures the protection of development from the adverse impacts of flooding by largely precluding sites within areas of Flood Risk 2 and 3 subject to the availability of suggested sites in flood Zone 1 and the impact of the remaining assessment criteria. This assessment criteria also ensures the avoidance of the potentially adverse impacts of flooded development on water quality and the ecological status of bodies of water.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		++	++	++	The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems thus making a significant positive contribution towards local quality of life.
Summary: SA vs. Social Objectives					The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems thus making a positive contribution towards local quality of life.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		++	++	++	The avoidance of potential employment development sites within areas of high flood risk avoids a wide range of flood related problems that could have significant adverse impacts on such employment sites' development, operation and continued viability.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					The avoidance of potential employment development sites within areas of high flood risk avoids a wide range of flood related problems that could have significant adverse impacts on such sites' development, operation and continued viability.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: Overall there are significant major positive environmental, social and economic benefits of avoiding flood risk areas affecting water quality, flood water run-off related ecological impacts on water bodies, general quality of life and the operation and viability of businesses.					

Sustainability Appraisal Framework **Appendix 5**

9) Hazardous Zone					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth			
		+	+	+	A preference for sites outside designated hazardous installation protection zones would have positive benefits for residents' health and life expectancy overall.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	A preference for sites outside designated hazardous installation protection zones would have potential long term benefits for residents' quality of life.
Summary: SA vs. Social Objectives					A preference for sites outside designated hazardous installation protection zones would have positive benefits for residents' health, life expectancy and quality of life.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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	0	0	0	No direct significant effects.
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	0	0	0	No direct significant effects.
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	0	0	0	No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					No direct significant effects.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions : The location of development sites outside designated hazardous installation protection zones would have positive social objective benefits for residents' health, life expectancy and quality of life.					

Sustainability Appraisal Framework **Appendix 5**

10) Public transport access					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect
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			
		+	+	+	The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic based air pollution.

10) Public transport access (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 +	+	+	The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic.
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 +	+	+	The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic and its adverse environmental impacts including air 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 0	0	0	No direct significant effect

10) Public transport access (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential environmental benefits for the reduction of traffic and its adverse environmental impacts including air pollution..

10) Public transport access (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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	0	0	0	No direct significant 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	0	0	0	No direct significant effect
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	0	0	0	No direct significant overall effects but see Objective S4 regarding access to employment.

10) Public transport access (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		++	++	++	The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with significant benefits for accessibility to major centres, services, facilities and jobs.
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			
		0	0	0	No direct significant effect
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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effect

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	The location of development within 800metres of bus and rail services will provide for their potential use as alternative transport modes with significant benefits for accessibility to major centres, services, facilities and jobs, and hence satisfaction with the quality of neighbourhoods.
Summary: SA vs. Social Objectives					The location of development within 800metres of bus and rail services will provide for their potential use as alternative transport modes with significant social benefits for accessibility to major centres, services, facilities, jobs, plus personal satisfaction with the quality of neighbourhoods.

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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	+	+	+	The vitality and viability of town centres and other employment locations can only benefit from the availability of public transport within easy walking distance.
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	0	0	0	No direct significant effect
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	+	+	+	The availability of public transport within easy walking distance of both jobs and housing areas will benefit the viability of employment locations and their accessibility. Reduced journey times can result from the provision of bus lanes and bus rapid transit which become more viable propositions in relation to larger scales of growth..

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effect
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			
		+	+	+	The availability of public transport within easy walking distance of both jobs and housing areas will benefit the viability of employment locations and their accessibility while assisting rural diversification and providing employment in its own right.
Summary: SA vs. Economic Objectives					Economic benefits will result from the availability of public transport within easy walking distance of both jobs and housing areas due to their improved accessibility. Reduced journey times can result from the provision of bus lanes and bus rapid transit which become more viable propositions in relation to larger scales of growth..
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The availability of public transport within easy walking distance of both jobs and housing areas has the significant environmental, social and economic benefits of potentially reduced traffic and consequential adverse environmental impacts, improved accessibility to jobs, services and facilities, improved satisfaction with localities and benefits for the viability of town centres, employment locations and rural diversification.					

Sustainability Appraisal Framework **Appendix 5**

11) Utilities					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effect
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			
		+	+	+	The availability of adequate surface water drainage capacity is a significant contributor to the prevention of localised flooding.
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			
		0	0	0	No direct significant effect

11) Utilities					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect

11) Utilities (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 ++	++	++	The availability of adequate sewage treatment and surface water drainage capacities are essential to prevent the risks of flooding and adverse impacts on groundwater resources and water bodies of ecological value. Adequate water supplies are a basic requirement of development and the appropriate location of development sites provides for the viable supply of 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 0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					Adequate sewage treatment and surface water drainage capacities provide the environmental benefits of the prevention of flooding and adverse impacts on groundwater resources and water bodies of ecological value. Adequate water supplies are a basic requirement of development and the appropriate location of development sites provides for its viable supply. Utilities provision thus meets the requirements of objectives ENV 2 and ENV 8.

11) Utilities (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		++	++	++	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, are significant factors contributing towards the provision of high quality 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			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect

11) Utilities (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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** • Ability to access GP services • Improving the general life expectancy at birth 0	0	0	No direct significant effect

11) Utilities (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		++	++	++	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit residents' satisfaction with their neighbourhoods.
Summary: SA vs. Social Objectives					The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies are significant factors contributing towards the provision of high quality housing (objective S1) and significantly benefit residents' satisfaction with their neighbourhoods (objective S8).

11) Utilities (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant effect
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			
		++	++	++	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit potential locations for businesses and their 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			
		+	+	+	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit potential locations for businesses and their development.

11) Utilities (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effect
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			
		0	0	0	No direct significant effect
Summary: SA vs. Economic Objectives					The provisions of adequate utilities significantly benefit potential locations for businesses and their development thus meeting objectives EC 2 and EC 3.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The provisions of adequate utilities has significant environmental benefits for flooding, groundwater preservation and water supplies in accordance with objectives ENV 2 and ENV 8, social benefits for the provision of high quality housing and residents' satisfaction with their localities in accordance with objectives S1 and S8, and significant benefits for potential locations for businesses and their development thus meeting objectives EC 2 and EC 3.					

Sustainability Appraisal Framework **Appendix 5**

12) Services Accessibility					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effect.
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			
		0	0	0	No direct significant effect
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			
		++	++	++	The location of potential development sites within easy walking distance of important core services and facilities promotes a sequential approach to site location where most services are centrally located within a settlement while providing the potential for the use of non-car modes of transport with benefits for reduced emissions.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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	++	++	++	The location of development sites within easy walking distance of important core services and facilities reduces the need for travel and provides for the potential use of non-car modes of transport with the benefits of reduced traffic and traffic emissions.
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				
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	0	0	0	No direct significant effect

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
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 0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					The availability of services within easy walking and cycling distance reduces the need to travel, traffic and its adverse environmental impacts in line with objectives ENV3 and ENV4.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		++	++	++	The location of new development sites within easy walking distance of important core services and facilities reduces the need for travel, provides for the potential use of non-car modes of transport, reduces potential social exclusion and deprivation while offering opportunities for increased social cohesion through shared activities.
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			
		0	0	0	No direct overall effect. However note that employment accessibility is covered by objective S4.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		++	++	++	The location of new development sites within easy walking distance of important core services and facilities including employment locations has major long term benefits for their accessibility by non-car transport modes.
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			
		+	+	+	The location of new development sites within easy walking distance of important core services and facilities including education facilities provides an appropriate context for improved personal educational and training attainments and their consequential 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** • Ability to access GP services • Improving the general life expectancy at birth			
		+	+	+	The location of new development sites within easy walking distance of important core services and facilities including health facilities will help people to make informed choices about their state of health. Healthy lifestyles are a personal choice aided by the potential to walk and cycle to services and facilities and being able to gain access to recreational facilities provided as part of green infrastructure.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		+	+	+	The location of new development sites within easy walking distance of important core services and facilities should provide for increased engagement in community activities and the development of local community identity.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		++	++	++	The location of new development sites within easy walking distance of important core services and facilities should increase personal satisfaction with the locality.
Summary: SA vs. Social Objectives					Easy walking and cycling access to jobs and services greatly increases their accessibility and potential use with benefits for reduced social exclusion, increased community interaction and attainment and overall satisfaction with a locality in accordance with objectives S2 and S4-S8.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	The location of new development within easy walking and cycling distances of jobs and services will support economic growth and the vitality and viability of town centres.
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			
		0	0	0	No direct significant effect
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			
		++	++	++	The location of new development within easy walking and cycling distances of jobs and services will support economic growth and reduce the length of the journey-to-work.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		**Short term**	**Medium term**	**Long term**	
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?		**Indicator-based concerns** •			
		0	0	0	No direct significant effect
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			
		+	+	+	The location of new development within easy access of jobs and services will support economic growth and minimise the length of the journey-to-work. Benefits in rural areas may be reduced however due to relatively low growth provisions in the villages and fewer public transport services.
Summary: SA vs. Economic Objectives					The main benefits of this criteria are to support economic growth, the vitality and viability of town centres and other businesses, rural employment opportunities and to reduce the journey to work..
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The application of this criterion has the significant environmental, social and economic benefits of reducing the need to travel , traffic and its environmental impacts; reduced social exclusion allied to improved social cohesion, community identity and satisfaction with growth locations; and support for economic growth and the vitality and viability of town centres.					

Sustainability Appraisal Framework **Appendix 5**

13) Other material considerations					
Sustainability Appraisal Objectives / **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
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 Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality • Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation 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 0	0	0	No direct significant effects.
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 +	+	+	The noting of material considerations such as the impacts of sewage treatment works safeguarding areas have benefits for air quality and the ambiance of new development localities.
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 0	0	0	No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives **ENVIRONMENTAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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 +	+	+	The consideration of the impacts of on site minerals availability and the location of minerals safeguarding sites can reduce the need for minerals extraction on agricultural land with its impacts on soil resources.
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 0	0	0	No direct significant effects.
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 0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					The main benefits are for air quality by avoiding sewage treatment works “cordon sanitaires” , and a reduced requirement for minerals extraction on agricultural land as a result of requiring the extraction of minerals on potential development sites (i.e. the benefits arising from the potential development of brownfield sites). (ENV6 and ENV7).

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	The provision of housing sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of housing stock and housing schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and their potential layouts..
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			
		0	0	0	No direct significant effects.
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			
		0	0	0	No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives **SOCIAL FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		0	0	0	No direct significant 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			
		0	0	0	No direct significant 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** • Ability to access GP services • Improving the general life expectancy at birth			
		0	0	0	No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?)			**Nature of Effects and Overall Assessment**: Quantify where possible.
SOCIAL FACTORS		**Short term**	**Medium term**	**Long term**	Include justification, comments and recommendations eg. for mitigation measures
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, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria • Will it improve satisfaction of people with their neighbourhoods?		**Indicator-based concerns** • Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	Residents' satisfaction will be enhanced by the confirmation by land owners of their suggested development sites viability with regard to the provision of development–related requirements. Residents' satisfaction will also benefit from the avoidance of sites within sewage treatment works safeguarding areas.
Summary: SA vs. Social Objectives					The main social benefits arise from the delivery of well designed housing developments ensured by land owner support (especially when accounting for the costs of development-related requirements), plus residents' satisfaction with well designed schemes which would benefit most from unconstrained sites. (S1 and S8).

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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			
		+	+	+	The provision of employment and town centre commercial development sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of such new schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas.
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			
		+	+	+	The provision of employment sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of new employment schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and potential layouts..
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			
		0	0	0	No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives / **ECONOMIC FACTORS**	**Investigating Question or Decision Making Criteria**	**Assessing the impacts** (++ / + / 0 / - / - - / ?) **Short term**	**Medium term**	**Long term**	**Nature of Effects and Overall Assessment**: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
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?	**Indicator-based concerns** •	0	0	0	No direct significant effects.
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	+	+	+	The provision of employment sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of new employment schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and potential layouts..
Summary: SA vs. Economic Objectives					The consideration of material considerations meets the economic objectives of supporting economic growth through the deliverability of sites based on their land owner support, and the consideration of elements that could have adverse impacts on design and layout including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. (EC1, EC2 and EC5).
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The consideration of material considerations has the environmental benefits of ensuring improved air quality while reducing the need for mineral extraction on agricultural land (ENV5 and ENV7); the social benefits of satisfaction with the delivery of well designed layouts relatively unaffected by site constraints (S1 and S8), and the economic benefits of economic growth through the similarly based deliverability of employment sites (EC1-EC3).					

Sites Assessment Tables

										Location Principles		Existing Land Use Policy									Undeveloped Land		Landscape/Townscape/ Historic Environment						nt Land	Ecology/ Biodiversity										Other Material Considerations										
Site ID number	Assessed as Settlement	Parish	Site address	Original Size of Site Proposed (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
0036	Costessey	Costessey	Townhouse Road	2.48	Housing	Bloomfield (for N Saffell & M Green)	027a	NPA																																							Poor access to services, only bus service within 800m (1). Character of frontage development on Townhouse Road is low density with large gardens, development to the rear likely to have a suburbanising effect. This is emphasised by the fact that land rises up to Carrs Hill Wood, with the location on valley side making the site visible in distant views from New Costessey.
0039	Costessey	Costessey	Busseys Land, Townhouse Road	4.66	Housing	Birch	027a	NPA																																							Detached from the development limit and prominent in the valley landscape. Only service within 800m is bus route on Townhouse Rd (1).
0838	Costessey	Costessey	land at Glenhurst, Townhouse Road	0.14	Housing	Bunn	027a	NPA																																							Only service within 800m is bus route on Townhouse Rd (1). Potential infill/change to Development Boundary, but raises similar issues to Site 036.
0038	Costessey	Costessey	Land opposite Church Farm, The Street	20.99	Housing	Mack	027a	NPA																																							Scale of site would dominate/change character of existing village. Poor access via The Street/Folgate Lane. Distant from services, none within 800m. Intrusive in River Valley (particularly as it adjoins well used Marriott's Way). English Heritage concern over impact on Conservation Area & listed buildings, both from development and increased traffic. Would need to establish potential impact on the River Wensum SSSI/SAC as site slopes down towards the river. Scheduled monument records on three sides.
0042	Costessey	Costessey	Land at Church Farm, The Street	1.51	Housing	Ivory (for Mr Keith Larke) (no contact since 2003)	027a	NPA																																							Distant from services, none within 800m. Listed building on site (Church Farm Barn) and adjacent to Grade 1 listed church. Would need to establish potential impact on the River Wensum SSSI/SAC. No contact from site owner or agent since 2003/4.
1096	Costessey	Costessey	Land off Windmill Lane, adj. Marriott's Way	5.84	Housing	Seymour	027a	NPA																																							Could only realistically be considered in conjunction with adjoining 680 units on site 038 and same concerns arise.
0584	Costessey	Costessey	Land off Windmill Lane	0.46	Housing	Tustees of the Great Hospital	027a	NPA																																							Poor access to services, only bus service within 800m (1). Potential small frontage development allocation. However, Windmill Lane is sub-standard and not adopted (and no proposlas to rectify this) and Folgate Lane is already a busy 'rat-run'.
0837b	Costessey	Costessey	Townhouse Road	0.38	Housing	Harley	027a	NPA																																							TPO and Protection of Important Spaces mean site would be detrimental to the character of Old Costessey. St Augustine's, PO/Hart Stores & bus route within 800m (3) also Costessey Centre - see also sites 1011, Z1257 & Z1259.
1011	Costessey	Costessey	Land at Pound Cottage, Townhouse Road	0.5	Housing	Boulter	027a	NPA																																							TPO and Protection of Important Spaces mean site would be detrimental to the character of Old Costessey. St Augustine's, PO/Hart Stores & bus route within 800m (3) also Costessey Centre - see also sites 837b, Z1257 & Z1259.
Z1257	Costessey	Costessey	Woodlands Townhouse Rd	0.11	Housing	Smith	027a	NPA																																							TPO and Protection of Important Spaces mean site would be detrimental to the character of Old Costessey. St Augustine's, PO/Hart Stores & bus route within 800m (3) also Costessey Centre - see also sites 1011, 837b & Z1259.
Z1259	Costessey	Costessey	The Cottage in the Croft	0.75	Housing	Fisk		NPA																																							Conservation Area & Protection of Important Spaces mean site would be detrimental to the character of Old Costessey (not routinely TPOed as in Conservation Area, but adjacent to Money's Hills TPO). PO/Hart Stores & bus route within 800m (2) - see also sites 837b, 1101 & Z1257.
0837a	Costessey	Costessey	Townhouse Road	3.27	Housing	Harley	027a	NPA																																							St Augustine's, bus route & PO/Hart Stores within 800m (3) also Costessey Centre. Place Making guide raises concerns about incremental development down valley sides. AW Pumping Station adjacent to site. Site offers good views over the Tud Valley and contributes significantly to the character of the area.
0750a	Costessey	Costessey	Land at Townhouse Road	16	Housing	Mann	027a	NPA																																							Flood zone 2/3adjacent to southern boundary of site. Development closest to existing built up area would land-lock St Augustine's school and impact on setting of listed church (English Heritage concern). Larger development would be intrusive in river valley and diminish separation of Old and New Costessey. Adjoining Cleves Way development (former brownfield abattoir site) required screening to be acceptable. Site within 800m of bus route, St Augustine's, Hart Stores/PO/pharmacy/takeaway/pub/garage (3) plus Costessey Centre. Place Making guide raises concerns about incremental development down valley sides. AW sewers crossing the site. Townhouse Road slopes down at this point, creating significant change in levels. Site dismissed at appeal (application 19870928), no material change in circumstances in terms of landscape and surrounding development.
0698a	Costessey	Costessey	Land off Longwater Lane adj surgery	22.42	Housing	Sindair (No contact since 2006)	027a	NPA																																							Only site frontage/access point (Longwater Lane) is in flood risk zones. Development closest to existing built up area would land-lock St Augustine's school and impact on setting listed church (English Heritage concern about views from church). Larger development would be intrusive in river valley and diminish separation of Old and New Costessey. Adjoining Cleves Way development (former abattoir site) required screening to be acceptable. No contact since 2006. Site access within 800m of bus route, St Augustine's, Hart Stores/PO (3) plus Costessey Centre. AW pumping station at east end of site and sewers crossing site.
0698b	Costessey	Costessey	Land off Longwater Lane adj. Spring View	15.64	Housing	Sindair (No contact since 2006)	027c	NPA																																							No obvious access points, therefore difficult to assess 'Local Access to Services'. Bordered by County Wildlife Site along the whole of the southern boundary. Intrusive in river valley separating New and Old Costessey. No recent contact from landowner.
0697	Costessey	Costessey	land adj River Tud north Farmhouse Road	12.08	Housing	Sindair (No contact since 2006)	027c	NPA																																							High & Jnr Schools, Bowthorpe employment area, bus service, Beechcroft Surgery & Upper Stafford Ave PO/stores within 800m (6) plus Breckland Hall and Library. Outside defined River Valley, but prominent site (visible from Townhouse Road) and Place Making guide raises concerns about incremental development down valley sides, site visable from Old Costessey. Area at flood risk proposed for open space/recreation. Low-lying site, sloping down from surrounding houses. No contact since 2006. Farmland Avenue is steeply sloping residential cul-de-sac at rear of network of variable quality residential roads, NCC would need developer to establish what (if any) housing could be accessed via this route.
Z1210	Costessey	Costessey	Land adj. 20 Myrtle Avenue	0.57	Housing	Crane	027a	NPA																																							Only service within 800m is bus route on Townhouse Rd (1). Potential infill/change to Development Boundary, but would be extending development into the River Valley.
0711	Costessey	Costessey	land at 10 Longwater Lane	1.96	Housing	Sindair (No contact since 2006)	027a	NPA																																							Part domestic garden, part paddocks/orchard land. Very visible from the Recreation Ground and contributes to the open character of the area. Removing TPO and flood risk areas leaves much smaller site. Within 800m of bus route, St Augustine's, Hart Stores/PO/pharmacy/pub/take away (3) plus Costessey Centre. No contact since 2006.
0712	Costessey	Costessey	land at 12 Longwater Lane	2.75	Housing	Sindair (No contact since 2006)	027c	NPA																																							St Augustine's, pharmacy/PO/Hart Stores/pub/take away and bus route within 800m (3). Query over the suitability of backland location and potential access. Potential impact on valley landscape. Gas pipeline crosses NW corner of site. No contact since 2006.
0455	Costessey	Costessey	land off Hall Drive, East Longwater Lane	8.36	Mixed Use	Fitzmaurice	027c	NPA																																							Roundwell Medical Centre, rear access to Victory Academy & bus service within 800m (3) also Costessey centre at limit. Backland development detached from the development boundary, single point of access (Hall Drive) with TPO trees adjacent. Poor form of development and doubts over the ability to deliver access to adoptable highways standards.
Z1190	Costessey	Costessey	Land at rear of 88 Longwater Lane	0.49	housing/sheltered	Hamment	027c	NPA																																							Roundwell medical centre, rear access to High School and bus route within 800m (3). Costessey Centre at limit of 800m. Backland development, with constrained access via Hall Drive (impact on TPO trees). Doubts over the ability to deliver access to adoptable highways standards.

Major Growth

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Original Size of Site Proposed (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Location Principles: Settlement Boundary	Existing Land Use Policy: Existing Land Use Allocation	Existing Land Use Policy: Primary Shopping Area	Existing Land Use Policy: Central business area	Existing Land Use Policy: Area of Open Land ENV2	Existing Land Use Policy: River Valley ENV3	Existing Land Use Policy: Southern Bypass Landscape Protection Zone ENV6	Existing Land Use Policy: Protection Important Spaces (IMP3)	Existing Land Use Policy: Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Landscape/Townscape/ Historic Environment: Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment: Historic Park/Garden	Landscape/Townscape/ Historic Environment: Listed Building	Landscape/Townscape/ Historic Environment: Conservation Area	Landscape/Townscape/ Historic Environment: Scheduled Ancient Monument	Landscape/Townscape/ Historic Environment: Site Archaeological Interest (HER)	nt Land: Existing Use	Ecology/ Biodiversity: Tree Preservation Order	Ecology/ Biodiversity: Ancient Woodland	Ecology/ Biodiversity: Protected Hedgerow	Ecology/ Biodiversity: SSSI/Ramsar	Ecology/ Biodiversity: County Wildlife Site	Ecology/ Biodiversity: SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITLIES)	Local Access to Services	Other Material Considerations: Site Availability	Other Material Considerations: Gas Pipeline	Other Material Considerations: Oil Pipeline	Other Material Considerations: Sites on a Minerals Resource	Other Material Considerations: Mineral/Waste Safeguarding site	Other Material Considerations: Sewage treatment works safeguarding	Other Material Considerations: Article 4 Direction	Other Material Considerations: NCC Transport View	Conclusion - Preferred Option	Comments
0034	Costessey	Costessey	Longwater Lane	5	Mixed Use	SNC	027c	NPA																																							Roundwell medical centre, rear access to High School, Roundwell Works & bus route within 800m (4). Access from Longwater Lane is heavily treed (potential TPO and raised as a significant concern in application 2005/2281 arboriculture survey). Significantly sloping site. Currently forms attractive break in development with adjacent cemetery.
0423	Costessey	Costessey	land behind No 33 Longwater Lane	0.24	Housing	Thurlow	027c	NPA																																						Bus route within 800m (1) also Costessey Centre at limit of 800m. Needs to be seen in conjunction with other proposals along The Loke (460, 687, 1032, Z1198 & Z1241). Although gardens are long enough to accommodate additional development and properties could face on to river valley, multiple ownerships cause significant problems. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
0460	Costessey	Costessey	land rear of 67 Longwater Lane	0.05	Housing	Basted (no correspondence since 2008)	027c	NPA																																						Roundwell medical centre, St Augustine's, rear entrance to High School, and bus route within 800m (4), also Costessey Centre. Needs to be seen in conjunction with other proposals along The Loke (423, 687, 1032, Z1198 & Z1241). Although gardens are long enough to accommodate additional development and properties could face on to river valley, multiple ownerships cause significant problems. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
0687	Costessey	Costessey	land at 79 Longwater Lane	0.14	Mixed Use	Winder	027c	NPA																																						Roundwell medical centre, rear entrance to high school, and bus route within 800m (3). St Augustine's and Costessey Centre at limit of 800m. Needs to be seen in conjunction with other proposals along The Loke (423, 460, 1032, Z1198 & Z1241). Although gardens are long enough to accommodate additional development and properties could face on to river valley, multiple ownerships cause significant problems. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
1032	Costessey	Costessey	Land at 39 Longwater Lane	0.14	Housing	Finch	027c	NPA																																						Bus route within 800m (1) also Costessey Centre at limit of 800m. Needs to be seen in conjunction with other proposals along The Loke (423, 460, 687, Z1198 & Z1241). Although gardens are long enough to accommodate additional development and properties could face on to river valley, multiple ownerships cause significant problems. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
Z1198	Costessey	Costessey	Edgefield, The Loke, Longwater Lane	1.85	Housing	Hart	027c	NPA																																						Roundwell medical centre, rear entrance to high school, St Augustine's, and bus route within 800m (4) also Costessey Centre. Needs to be seen in conjunction with other proposals along The Loke (423, 460, 687, 1032 & Z1241). Although gardens are long enough to accommodate additional development and properties could face on to river valley, it would be impossible to allocate due to multiple ownerships. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
Z1241	Costessey	Costessey	Land rear of 61 Longwater Lane	0.12	Housing	Browne	027c	NPA																																						Roundwell medical centre, rear entrance to high school, St Augustine's, and bus route within 800m (4), also Costessey Centre. Needs to be seen in conjunction with other proposals along The Loke (423, 460, 687, 1032 & Z1198). Although gardens are long enough to accommodate additional development and properties could face on to river valley, multiple ownerships cause significant problems. Consequently there is currently no mechanism to co-ordinate upgrading of the road to adoptable standards and it would be difficult ensure a suitable form of development (i.e. not piecemeal).
0346	Costessey	Costessey	The Old Piggeries, Tower Hill	1.35	Mixed Use	Tebbutt	027a	NPA																																						Article 4 direction to prevent raising of land level through the tipping of spoil, hardcore etc. Potential to access bus services at Queen's Hills?. Site detached from Development Limit, would not want to intensify use in this location
0750b	Costessey	Costessey	Land east of Falcon Lodge, Parklands	0.65	Housing	Mann	027a	NPA																																						St Augustine's, bus route & PO/Hart Stores within 800m (3) also Costessey Centre. English Heritage concern over impact on the Conservation Area. Busy access to Costessey Park Golf Club. Narrow roadway, but potential to widen. Adjoining site (750c) previously dismissed on appeal.
0750c	Costessey	Costessey	Land west of Falcon Lodge, Parklands	0.35	Housing	Mann	027a	NPA																																						St Augustine's, bus route & PO/Hart Stores within 800m (3) also Costessey Centre. Busy access to Costessey Park Golf Club. Narrow roadway, but potential to widen. Site previously dismissed on appeal due to impact on the Tud Valley (application 1987/1313) - trees subsequently planted to screen the site from the valley/golf course, however still concerned re levels re. existing housing
1185	Costessey	Costessey	Land between Ringland Lane & Brickfield Loke	6.36	Housing	Carr	027b	NPA																																						Currently distant from services, none within 800m. Awkwardly arranged sites. Investigate contamination issues with Historic Landfill site adjacent. Queen's Hills clearly visible to the rear of the site during winter months. Although facilities at Queens Hill's will eventually be accessible via bus/foot/cycle link, there would still be highways concerns re poor alignment/lack of pedestrian facilities on Ringland Lane/West End.
0621a	Costessey	Costessey	land off Ringland Lane	8.24	Housing	Birch	027b	NPA																																						Currently distant from services (none with 800m), however, opposite potential community centre site related to Queens Hill's and future access to other facilities and bus service?. Poor access along Ringland Lane (poorly aligned & limited pedestrian facilities) and intrusive in the river valley - Ringland Lane marks a break between these sites and former gravel extraction sites and fringe of Queens Hills. Scale out of character with edge of village location. Would need to establish potential impact on the River Wensum SSSI/SAC as site slopes down towards the river.
0621b	Costessey	Costessey	land off Ringland Lane	11.34	Open Space in conjunction with adjoining Housing sites (0621a & 0621c)	Birch	027b	NPA																																						Proposed as open space in conjunction with 621a and 621c.
0621c	Costessey	Costessey	land off Ringland Lane	4.52	Housing	Birch	027a	NPA																																							Currently distant from services (noe within 800m), however, opposite potential community centre site related to Queens Hill's and future access to other facilities and bus service. Poor access along Ringland Lane (poorly aligned & limited pedestrian facilities) and intrusive in the open river valley landscape - Ringland Lane marks a break between these sites and former gravel extraction sites around and fringe of Queen's Hills. Scale out of character with edge of village location. Would need to establish potential impact on the River Wensum SSSI/SAC as site slopes down towards the river.
0835	Costessey	Costessey	land at Ringland Lane	2.7	Housing	Lane (on behalf of Mr Lambert) (No contact since 2005)	027b	NPA																																							Wooded river valley side, setting of Beehive Lodge Listed Building. Two County Wildlife Sites overlap the site. No contact since 2005. Distant from services (none within 800m) and no pedestrian facilities on Ringland Lane, although some services/bus service may be accessible if the rear of the site was accessed from Queen's Hills.
0522	Costessey	Costessey	land at Longwater employment	7.06	Employment	Adcock (or Malcolm Vincent)	027b	NPA																																							Proposed for extension to Longwater Employment Area. JCS only seeks to consolidate existing allocation, therefore allocate for longer term only (post-2016?) and with no net increase in traffic prior to improvements to Longwater Junction completed.

Sites Assessment Tables

										Location Principles		Existing Land Use Policy										Undeveloped Land		Landscape/Townscape/ Historic Environment						nt Land	Ecology/ Biodiversity										Other Material Considerations										
Site ID number	Assessed as Settlement	Parish	Site address	Original Size of Site Proposed (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
0782	Costessey	Costessey	land at Longwater employment (William Frost Way)	5.77	Employment	SNC	027b	NPA																																								Proposed for employment, permission granted 2009 for building/aggregates merchant (2008/2283) with conclusion that the site did not contribute to the NSBLPZ/Strategic Gap. Allocate part of site, avoiding impact on County Wildlife Site. Like much of Longwater, site overlaps landfill sites. Within 250m of NEWS site, a site considered suitable for allocation in the Waste Site Specific Allocations DPD and existing mineral extraction site.
0965	Costessey	Costessey	land East of existing Longwater Plant Site	39	Employment	Gladwin (Ennstone Johnston Limited) (No contact since 2008)	027b	NPA																																								Overlaps Site 782; area outside 782 is largely County Wildlife Site. No contact since 2008. Allocate part which overlaps 0782 only. Within 250m of NEWS site, a site considered suitable for allocation in the Waste Site Specific Allocations DPD and existing mineral extraction site.
A0001a	Costessey	Costessey	Land at Longwater Employment Park	2.86	Employment	Unknown	027b	NPA																																								Mains water crossing the site.
A0001b	Costessey	Costessey	Land at Longwater Employment Park	4.52	Employment	Unknown	027b	NPA																																								AW raise Pumping Station. Former landfill site. Within 250m of NEWS site and existing mineral extraction site.
A0001c	Costessey	Costessey	Land at Longwater Employment Park	0.6	Employment	Unknown	027b	NPA																																								Site between Carrefour Gym and Eastern Court business units. Application for new access to Eastern Court approved 2009 (2008/2442). Within 250m of NEWS site and existing mineral extraction site.
0270a	Costessey	Costessey	West of Lodge Farm	29.57	Housing	Eburne (Hopkins) & Nigel Agg (Taylor Wimpey)	027c	NPA																																								Sainsbury's (at limit), Longwater Employment area, Roundwell Medical Centre (at limit) and bus route within 800m (4). EIA scoping request made. Potential to incorporate improvements to Longwater Junction and on Dereham Road BRT. Minerals resource under the site. Potential to incorporate new Primary School. Within 250m of NEWS site. Assess contribution to Southern Bypass Protection Zone and landscape setting of the City' (JCS P12).
0270b	Costessey	Costessey	West of Lodge Farm	5.59	Open space/recreation	Eburne (Hopkins) & Nigel Agg (Taylor Wimpey)	027c	NPA																																								Proposed as open space in conjunction with 270a. Allocate only as Green Infrastructure in conjunction with 0270a
0839	Costessey	Bawburgh/Costessey	land at South of Lodge Farm	39.24	Housing	Vincent (No contact since 2009)	027c	NPA																																								Attractive undulating countryside, sloping upwards towards the rear of Bowthorpe, part of 'River Valley' landscape. Potentially within 800m of employment and bus route within adjoining Bowthorpe development (2). NWT identify areas adjacent to Bowthorpe as potential BAP habitats and potential County Wildlife Site. Charter Wood immediately to the south. No contact since 2009.
A0013	Costessey	Costessey	Land at Roundwell Works	1.15	Housing	Unknown	027c	NPA																																								Sustainably located site within existing Development Boundary -however, no interest shown in developing the site in past 10+ years. Recent applications related to continued employment use.
0035	Costessey	Costessey	Norfolk Showground	155	Mixed Use	Purling	033	NPA																																								Within 250m of existing minerals extraction. Anglian Water pumping station cordon sanitaire. Listed building opposite (Costessey Lodge) and TPOs along site frontage. RNAA principally wish to loosen some of the restrictions of current SNLP Policy LEI 13 - given the uses that have been permitted contrary to policy (inc. hotel) there should be some scope for this, provided the overall function of the Showground does not change and the open character of the site is maintained.
0066	Easton	Easton	Diocesan House, Dereham Road	4.11	Housing	Lusty	033	NPA																																								Mixed use site. Currently offers employment at Diocesan House (could require retention as employment). Approx. 25% of site restricted by TPO. Need to assess impact on the setting of Grade 1 Listed church. Cordon Sanitaire of Pumping Station. Water main and sewers crossing site. Bus service, primary school and employment (If retained) within 800m (3). (overall conclusion see Site 1152)
0417	Easton	Easton	land at Norfolk Showground	15.46	Housing	Houghton	033	NPA																																								Currently used as new access to Easton College. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)
0544	Easton	Easton	Land off Bawburgh Road	7.4	Housing	Lawrence (Principal)	033	NPA																																								Adjacent Primary School which would need significant expansion with 900 additional dwellings. Water main and sewers crossing site. Bus service, employment (Easton College campus) & primary school within 800m (3). (overall conclusion see Site 1152)
0618	Easton	Easton	land at Dereham Road	2.3	Housing (including affordable)	Witcombe	033	NPA																																								Small overlap with TPO between the site and Cardinal Close. Part of site leased for outdoor recreation, Parish Council interest in the site as given to the village for use as site for new village hall (however would not be very central to existing or expanded village). Proximity to A47, although no closer than recent nearby development. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)
0647	Easton	Easton	land at Dereham Road	9	Housing	Shaw	033	NPA																																								Eastern half of site is former gravel pit filled with inert waste - further investigation needed. Small overlap with TPO between the site and Cardinal Close. Part of site leased for outdoor recreation, PC interest in the site as given to the village for use as site for new village hall (however would not be very central to existing or expanded village). Proximity to A47, although no closer than recent nearby development. Water main crossing site. Bus service, employment (Forest Way) and primary school (at limit) within 800m (3). (overall conclusion see Site 1152)
0755a	Easton	Easton	Land at Bawburgh Road	1.94	Housing	Lawrence	033	NPA																																								Agricultural land. Bus service, primary school and employment (Easton College campus) within 800m. (overall conclusion see Site 1152)
0755b	Easton	Easton	Land south of Woodview Road	7.59	Housing	Lawrence	033	NPA																																								Agricultural land. Bus service, primary school and employment (Diocesan House/Easton College campus) within 800m (3). (overall conclusion see Site 1152)
0960a	Easton	Easton	Land south of St Peter's Church, off A47	15.2	Mixed Use inc. College expansion	Easton College Masterplan	033	NPA																																								Need to assess impact on Grade 1 Listed Church opposite. TPO at Diocesan House. Cordon Sanitaire of pumping station. Require retention of employment at Diocesan House? Primary school, bus service and employment (Easton College Campus & Diocesan House) within 800m (3). (overall conclusion see Site 1152)
0960b	Easton	Easton	Land south of St Peter's Primary School	7.38	Mixed Use inc. College expansion	Easton College Masterplan	033	NPA																																								See Site 544
0960c	Easton	Easton	Land east of Cardinal Close, off A47	7.1	Mixed Use inc. College expansion	Easton College Masterplan	033	NPA																																								See Site 647

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Original Size of Site Proposed (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Location Principles: Settlement Boundary	Existing Land Use Policy: Existing Land Use Allocation	Existing Land Use Policy: Primary Shopping Area	Existing Land Use Policy: Central business area	Existing Land Use Policy: Area of Open Land ENV2	Existing Land Use Policy: River Valley ENV3	Existing Land Use Policy: Southern Bypass Landscape Protection Zone ENV6	Existing Land Use Policy: Protection Important Spaces (IMP3)	Existing Land Use Policy: Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Undeveloped Land: Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment: Historic Park/Garden	Landscape/Townscape/ Historic Environment: Listed Building	Landscape/Townscape/ Historic Environment: Conservation Area	Landscape/Townscape/ Historic Environment: Scheduled Ancient Monument	Landscape/Townscape/ Historic Environment: Site Archaeological Interest (HER)	nt Land: Existing Use	Ecology/ Biodiversity: Tree Preservation Order	Ecology/ Biodiversity: Ancient Woodland	Ecology/ Biodiversity: Protected Hedgerow	Ecology/ Biodiversity: SSSI/Ramsar	Ecology/ Biodiversity: County Wildlife Site	Ecology/ Biodiversity: SAC/SPA	Other Material Considerations: Site contamination/pollution	Other Material Considerations: Flood Risk	Other Material Considerations: Hazardous Zone	Other Material Considerations: Public Transport Access issues	Other Material Considerations: Service Availability (UTITLIES)	Other Material Considerations: Local Access to Services	Other Material Considerations: Site Availability	Other Material Considerations: Gas Pipeline	Other Material Considerations: Oil Pipeline	Other Material Considerations: Sites on a Minerals Resource	Other Material Considerations: Mineral/Waste Safeguarding site	Other Material Considerations: Sewage treatment works safeguarding	Other Material Considerations: Article 4 Direction	Other Material Considerations: NCC Transport View	Conclusion - Preferred Option	Comments
0960d	Easton	Easton	Land off Dereham Road/Bawburgh Road	14.4	Mixed Use inc. College expansion	Easton College Masterplan	033	NPA																																							Agricultural land and bounded by new access to Easton College. Primary school, bus service and employment (Easton College Campus & Diocesan House) within 800m. (overall conclusion see Site 1152)
1152	Easton	Easton	Easton Landowners Consortium Masterplan	51.41	Mixed use	c/o Agent	033	NPA																																						Grade 1 Listed Church opposite western end. TPOs at Diocesan House and Cardinal Close. Former gravel pit filled with inert waste at eastern end (further investigation needed). Site adjoins primary school, which would need significant expansion. Cordon Sanitaire of Pumping Station. Employment (Diocesan House, Easton College campus, Forest Way) and bus service within 800m (3). Allocate for major expansion of the village, but for considerably lower numbers than 30/ha capacity to reflect other uses required and constraints
1153	Easton	Easton	Land west of Easton, off A47 (Part into Breckland District)	40.35	Employment	c/o Agent	033	NPA																																						Grade 1 listed church at eastern end and Scheduled Monument Record on site. Although potentially a suitable employment use to compliment the additional housing in the Easton/Costessey area, any allocation would require a joint approach with Broadland DC. Likely to be significant issues to overcome in terms of access. Potential 'food hub' location, but not allocated.
1164	Easton	Easton	Piggery Site off Bawburgh Road	0.9	Community facilities	Tubby	033	NPA																																						Site owned by Easton College, proposed by Easton Gymnastics Club for use as new facility (currently use sports hall at the College). Would be better located with new village centre, to share parking etc. Employment (Easton College campus), bus service and primary school (at limit) within 800m (3).
0568a	Not applicable	Hethel	Land adj. Lotus Cars, Potash Lane	14.83	Employment	Chapman	013	NPA																																						Site within 250m consultation area of existing waste management facility . At limits of accessibility to services (emp opportunities) but development of the site itself would provide local employment opportunities. English Heritage - If large scale industrial buildings are built here, there could be an adverse impact on the setting of the II* Stanfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop sites sequentially, would favour Lotus land (1069 a & b).
0568b	Not applicable	Hethel	Land adj. Lotus Cars, Potash Lane	14.07	Employment	Chapman	013	NPA																																						Site within 250m consultation area of existing waste management facility - site subject to provision in Minerals and Waste Core Strategy Policy CS16 . At limits of accessibility to services (emp opportunities) but development of the site itself would provide local employment opportunities. English Heritage - If large scale industrial buildings are built here, there could be an adverse impact on the setting of the II* Stanfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would favour Lotus land (1069 a & b)
1069a	Not applicable	Hethel	Land at Lotus Cars Ltd (south)	3.43	Employment	Jones	013	NPA																																						NCC Economic Development - need to develop site sequentially, would favour Lotus land (1069 a & b). Water main crossing site, off site reinforcement may be required. Allocation of this land fits with Lotus plans for expansion - see response to 2nd consultation . Part of site within Hazardous Installation Consultation Zone
1069b	Not applicable	Hethel	Land at Lotus Cars Ltd (south-west)	20.03	Employment	Jones	013	NPA																																						Site within 250m consultation area of existing waste management facility - site subject to provision in Minerals and Waste Core Strategy Policy CS16 . NCC Economic Development - need to develop site sequentially would favour Lotus land (1069 a & b). Water main crossing site, off site reinforcement may be required. Allocation of this land fits with Lotus plans for expansion - see response to 2nd consultation Application for expansion to engineering centre (12/0293) approved on part of site in Mar 2012
0048	Hethersett	Hethersett	Beech Grove Farm	1.05	Housing	Birch	046	NPA																																						Within development boundary. Forms part of A0017, previously allocated as open space, but not delivered as publicly accessible, in fact partially developed for housing. Valued locally. PROTECT AS IMPORTANT SPACE in development management policies.
0049	Hethersett	Hethersett	Braymeadow Farm	3.92	Housing	Birch	046	NPA																																						Includes site previously allocated as open space. Re-allocate for open space/community facilities.
0083	Hethersett	Hethersett	Ketts Oak, Norwich Road	4.49	Housing	Abbot	046	NPA																																						Water mains and sewers crossing site. Site would extend village into strategic gap between Hethersett and Wymondham. Ownership of wider site is contested by owner of 578 who claims to have bought land (and site boundary has changed).
0084	Hethersett	Hethersett	Land north of Great Melton Road	5.83	Housing/Amenity	Alflatt	046	NPA																																						Adjacent to listed building and TPO woodland. Historic Environment Record covers site. water mains and sewers crossing site. Would need to be included in masterplan with wider development.
0231	Hethersett	Hethersett	Adj. Village Hall, Back Lane	2.22	Amenity/Open space	Weetman	046	NPA																																						Adjacent to village hall. Allocate as open space, with community facilities.
0264	Hethersett	Hethersett	Land at Thickthorn	115	Mixed Use	Kemp LTD	046	NPA																																						Very small part of site covers Historic Environment Record. Water mains crossing site.
0288	Hethersett	Hethersett	School grounds next to Primary School	1.14	Housing	Lusty	046	NPA																																						Site is schol grounds. Within development boundary. TPO adjacent to site.
0498	Hethersett	Hethersett	land at Hurn House, Norwich Road	0.04	Housing	Peasegood	046	NPA																																						Too small to allocate.
0531	Hethersett	Hethersett	land at Grove Road	2.22	Housing	Murrell	046	NPA																																						Unable to contact on site visit, but agent confirms site still live. Would need to be included in masterplan with wider development.
0566	Hethersett	Hethersett	adj to Emms Nursery Grove Road	0.135	Housing	Murrell (for Mr A Lemmon)	046	NPA																																						Forms part of 531. Too small to allocate.
0578	Hethersett	Hethersett	land at 70 Norwich Road	2.55	Housing	Shearwood	046	NPA																																						Sewers crossing site. Site would extend village into strategic gap between Hethersett and Wymondham. Forms part of 083 on map. However, ownership of wider site is contested by owner of 578 who claims to have bought land (and site boundary has changed).
0699a	Hethersett	Hethersett	Land off New Road	4.74	Mixed Use	Warman	046	NPA																																						Adjacent to Hethersett private sewer. Sewers crossing site. Would extend village towards Wymondham into strategic gap.
0699b	Hethersett	Hethersett	Land off New Road	4.56	Mixed Use	Warman	046	NPA																																						Would extend village towards Wymondham into strategic gap.
0863	Hethersett	Hethersett	land at Thickthorn roundabout	0.9	Employment	Macintosh Trustees	046	NPA																																						Derelict land adjacent to roundabout at Thickthorn P&R. Access onto roundabout could be problematic, and negative impact of neighbouring land uses and traffic would affect use.
0864	Hethersett	Hethersett	land at Twin Barns Farm, Kettering Lane	1.68	Mixed Use	Gray	046	NPA																																						Current and past use for livestock. Not well connected to the village and its services.
0950a-1	Hethersett	Hethersett	Land north of Hethersett development: Colney Lane - Burnthouse Lane	48	Mixed Use	Hethersett Land Ltd	043	NPA																																						Section of 950a from Colney Lane to Burnthouse Lane. Sliver of Historic Environment Record in north-east of site. TPO woodland adjacent to south. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site.

Sites Assessment Tables

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0950a-2	Hethersett	Hethersett	Land north of Hethersett development: Burnthouse Lane - Little Melton Road	78	Mixed Use	Hethersett Land Ltd	044	NPA																																						Section of 950a from Burnthouse Lane to Little Melton Road. Includes site previously allocated as open space. Historic Environment Record in north-east and south-west of site. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site. Transport comments suggest entire site has no relationship with the settlement. Smaller site south of pylons should focus development on area nearest village services, and provide additional services. Development will need to be masterplanned to overcome highways objections and provide a suitable east-west access to avoid adding to road pressures in the village. Entire land to be allocated: 68ha from Burnthouse Lane to Hethersett Road.
0950a-3	Hethersett	Hethersett	Land north of Hethersett development: Little Melton Road - Hethersett Road	86	Mixed Use	Hethersett Land Ltd	045	NPA																																						Section of 950a from Little Melton Road to Hethersett Road. FZ2&3 just appears at south-western edge of site. Small Historic Environment Record in north, larger Historic Environment Record in south of site. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site. Transport comments suggest entire site has no relationship with the settlement. Smaller site south of pylons should focus development on area nearest village services, and provide additional services. Development will need to be masterplanned to overcome highways objections and provide a suitable east-west access to avoid adding to road pressures in the village. Entire land to be allocated: 68ha from Burnthouse Lane to Hethersett Road.
0950a-4	Hethersett	Hethersett	Land north of Hethersett development: New Road - Hethersett Road	38	Mixed Use	Hethersett Land Ltd	046	NPA																																						Section of 950a from New Road to Hethersett Road. Small Historic Environment Record in western part of site. Listed building within site. WHOLE SITE 950a contains pumping stations, water mains and sewers crossing site.
0950b-1	Hethersett	Hethersett	Land south of Hethersett development: A11 - Norwich Road - Cantley Lane South	30	Mixed Use	Hethersett Land Ltd	044	NPA																																						Section of 950b from Norwich Road to Cantley Lane South. FZ2&3 at southern edge of site. Entire site covered by Historic Environment Record. Adjacent to listed building. WHOLE SITE 950b contains water mains and sewers crossing site.
0950b-2	Hethersett	Hethersett	Land south of Hethersett development: Cantley Lane South - Station Lane	55	Mixed Use	Hethersett Land Ltd	045	NPA																																						Section of 950b from Cantley Lane South to Station Lane. FZ2&3 in northern part of site. WHOLE SITE 950b contains water mains and sewers crossing site.
0950b-3	Hethersett	Hethersett	Land south of Hethersett development: Station Lane - Norwich Road	27	Mixed Use	Hethersett Land Ltd	046	NPA																																						Section of 950b from Station Lane to Norwich Road. FZ2&3 in north-eastern part of site. Small Historic Environment Record in north of site. Adjacent to listed building. WHOLE SITE 950b contains water mains and sewers crossing site.
953	Hethersett	Hethersett	land North of Hethersett Back Lane	32.24	Housing	Gurloque Settlement	046	NPA																																						Site is part of 950a and includes site previously allocated as open space. Lower part of site in ENV2 strategic gap. Historic Environment Record in south of site. Transport state improvements needed to Back Lane if more traffic generated.
0996	Hethersett	Hethersett	Land off New Road	0.15	Housing	Judkins	046	NPA																																						Too small to allocate. Part of S0089. water mains crossing site.
1074	Hethersett	Hethersett	Land at 8 Longview	0.04	Housing	Lovell-Badge	046	NPA																																						Too small to allocate. Within development boundary. Adjacent to electricity sub-station with narrow access.
1128	Hethersett	Hethersett	Former Petrol Station, Norwich Road	0.68	Housing	Gowing	046	NPA																																						Possible contamination from former use as petrol station. Sewers crossing the site. Site is already under development.
A0017	Hethersett	Hethersett	Land at Queen's Road	3.48	Open Space	Unknown	046	NPA																																						Previously allocated as open space. No site checklist but includes 048. Within development boundary. TPOs adjacent to site. PROTECT AS IMPORTANT SPACE in development management policies.
R0210	Hethersett	Hethersett	Land off New Road	8.68	Housing	c/o Agent	046	NPA																																						Narrow access to what would be backland development. Would extend into strategic gap.
Z1194	Hethersett	Hethersett	Land at rear of 36 Grove Road	1.61	Housing	Gerry	046	NPA																																						Level site wraps around nursery site, contains fruit trees. Would need to be included in masterplan with wider development.
Z1254	Hethersett	Hethersett	Land at Planet Farm	1.86	Employment	Kemp	046	NPA																																						Site contains listed building and Historic Environment Record and does not relate well to village.
Z1255	Hethersett	Hethersett	West of Planet Farm	12.65	amenity/open space/community	Kemp	046	NPA																																						Adjacent to listed building and does not relate well to village.

Sites Assessment Tables

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0029	Colney	Colney	Land North of Watton Road	6.12	Housing/Employment	Zurich Assurances Ltd	026	NPA																																										
0030	Colney	Colney	Watton Road adj. To 33-37	0.06	Housing	Palmer (on behalf of A J Korn)	026	NPA																																										
0261	Colney	Colney	Hall Farm, Colney (Watton Road)	3.16	Housing	Kemp LTD	026	NPA																																										
0266	Colney	Colney	Land fronting Watton Road between Colney Hall Drive and Hall Farm Yard	17	Housing	Kemp LTD	026	NPA																																										
0573	Colney	Colney	land off Watton Rd	0.11	Housing	Burr	026	NPA																																										
0256	Not applicable	Colney / Little Melton	North of Braymeadow Bottom	5.97	Mixed Use	Kemp LTD	026	NPA																																										
0258	Not applicable	Colney	land between A47 and B1108	5.2	Housing/Employment	Kemp LTD	026	NPA																																										
0259	Not applicable	Colney	land adjacent to allocation (existing) COL2	3.65	Housing/Employment	Kemp LTD	026	NPA																																										
0260	Not applicable	Colney	South B1108 Colney	6.5	Employment	Kemp LTD	026	NPA																																										
0262	Not applicable	Colney	Land adjacent to Braymeadow Farm	0.69	Housing	Kemp LTD	026	NPA																																										
0263	Not applicable	Colney	Ex RMC Washing Plant	1.44	Employment	Kemp LTD	026	NPA																																										
0265	Not applicable	Colney	land adj. Research Park and Hospital	50.34	Employment	Kemp LTD	026	NPA																																										
0985	Not applicable	Colney	NRP Extension	19	Employment	Kemp Ltd	026	NPA																																										
1144	Not applicable	Colney	Land east of N&N Hospital, off Colney Lane	2.62	Employment	c/o Agent	026	NPA																																										
Z1267	Not applicable	Colney	Rear/east of the IFR		Empoyment	Applicant	026	NPA																																										
A0005	Not applicable	Colney	Land at Norwich Research Park	19.61	Employment	Unknown	026	NPA																																										
A0006	Not applicable	Colney	Land at Colney Hall	15.86	Employment	Unknown	026	NPA																																										
A0007	Not applicable	Colney	Land south of Watton Road, NRP	14.09	Employment	Unknown	026	NPA																																										
A0011	Not applicable	Colney	Land at Bawburgh/Colney Pits	1.79	Employment	Unknown	026	NPA																																										
A0012	Not applicable	Colney	Land adj. N & N Hospital	6.97	Employment - expansion of Hospital	Unknown	026	NPA																																										
0151	Trowse	Trowse	White Horse Lane	4.8	Housing	Harper	086	NPA																																										
0475	Trowse	Trowse	Crown Point Estate allotments (3 plots)	0.46	Housing	Crown Point Estates	086	NPA																																										
1173	Trowse	Trowse	Land at rear of Charolais Close & Devon Way	6	Housing	c/o Agent	086	NPA																																										
A0002	Trowse	Trowse	Land at A47 & A146 Junction	3.25	Park & Ride	Unknown	086	NPA																																										

Sites Assessment Tables

									Location Principles		Existing Land Use Policy									Undeveloped Land		Landscape/Townscape/ Historic Environment						nt Land	Ecology/Biodiversity										Other Material Considerations								
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTITLIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
1189	Diss	Diss			Mixed use	Diss TC	019	RPA																																							Mixed use assumed; 2 services within 800m (high sch./ bus) if access available but no obvious access as site land locked and dependent on adjacent site being developed; land not proposed by its owner; valley landscape impact to north, east and south;
0053	Diss	Roydon	Factory Lane	1.64	Housing	Havers	019	RPA																																							49 homes potential; 2 services within 800m (prim.sch/ bus); greenfield/ river valley/ Roydon-Diss gap impact issues; narrow road access;
0058	Diss	Diss	Frenze Hall Lane	3.47	Housing	Bowles	019	RPA																																							Part of SNLP allocation; 4 services within 800m (emp/bus/inf.sch/ high sch); highways comments favourable; MOST OF SITE PERMITTED FOR 120 DWELLINGS AND UNDER CONSTRUCTION 1/1/12 (Application ref: 2010/2183/F) - site 58 remainder has potential for 26 dwellings and is being actively promoted; ALLOCATE REMAINDER OF SITE 58 FOR HOUSING (26 DWELLINGS - NB SAME AS Site 545)
0059	Diss	Roydon	156 Shelfanger Road	0.69	Housing	Moore	019	RPA																																							20 homes potential; access to one service (bus) but adjacent to Site 224 with 4 services within 800m so potential to combine sites; dwelling/garden use; level well screened site;
0224	Diss	Roydon	Shelfanger Road	1	Housing	Hayden	019	RPA																																							30 homes potential; 4 services access within 800m (shops/emp/ health/ bus) (consider with Site 59) ; unused well screened site;
0330	Diss	Heywood	Heywoods Grange, Burston Road	2.1	Housing	Edwards	019	NPA																																							63 homes potential; 2 services within 800m (High School + bus); wooded site; technically classed an Other Rural Community by JCS but located on edge of Diss; intrusion into open countryside and river valley; poor relationship to built form of Diss;
0331	Diss	Diss	Off Park Road	4.6	Mixed Use	Belton	019	RPA																																							Mixed use suggested includes housing, open space and water based leisure facilities based on withdrawn Diss Area Action Plan for this area; low lying site crossed by power lines from large electricy sub-station adjacent to north east; major constraint - most of site flood risk 2, southern half of site 3b and southern two thirds 3a; SHLAA conclusion better used for open space/recreation; CONCLUDE NOT SUITABLE FOR DEVELOMENT BUT TO BE ALLOCATED FOR AMENITY OPEN SPACE AND RIVERSIDE WALK - DELIVERY TIED TO OPEN SPACE REQUIREMENTS OF ADJACENT SITE 845.
0377a	Diss	Roydon	land off Denmark Lane, Diss	0.4	Housing	Rackham & Sons Ltd	019	RPA																																							10 homes potential; 5 services access within 800m (prim. sch/ dentist/ bus/ emp/ Diss town centre); river valley/ Roydon-Diss gap landscape issues but part of site 377b suggested allocation in line with permitted larger housing development to the north of the site currently under construction (permission ref: 2007/0555/F); CONCLUDE TO BE ALLOCATED AS PART OF SITE 377b).
0377b	Diss	Roydon	land off Denmark Lane, Diss	1.64	Housing	Rackham & Sons Ltd	019	RPA																																							49 homes potential; 5 services access within 800m (primary school/ dentist/ bus/ emp/ town centre shops); river valley/ Roydon-Diss gap impact but would complement form and character of the larger housing development under construction to the north of the site (permission ref: 2007/0555/F); requires footway improvements and access from Denmark Lane, requires consideration of minerals located on site and landscape belt to western boundary which reduces potential total homes to 42;
0381	Diss	Roydon	land off Louies Lane, Roydon	6.16	Housing	Rackham & Sons Ltd	019	RPA																																							184 homes potential; poor services access (only bus within 800m); marginal Diss/Roydon gap issue but within designated river valley; NCC highways objections;
0392	Diss	Diss	land at Cemetery Field, Heywood Road	3.07	Housing	Nossel	019	RPA																																							92 homes potential but would require reduction to avoid gas pipeline crossing northern half of the site and provide for potential cemetery expansion in southern part of site to meet Town Council aspirations; 3 services within 800m (high sch/ health centre/ bus); county wildlife site impact and adverse impact on open valley to north; footway improvements/safe access required but local traffic concerns;
0461	Diss	Diss	land at Frenze Hall Lane	4.47	Housing	Turner (for Sir Rupert Mann)	019	RPA																																							134 homes potential; 4 services access within 800m (emp/bus/inf.sch/high sch); highways authority preferred site with improved footway links to schools and town centre; greenfield site open to east/ north east requiring landscape buffers on site;adjacent to housing on two sides; would draw less rat-running traffic through Diss than sites to the north; CONCLUDE TO BE ALLOCATED FOR TOTAL OF 125 HOMES TO REFLECT LANDSCAPE BUFFERS AND NEARBY DENSITIES
0467	Diss	Diss	land off Mount Street	0.32	Housing	Chapman	019	RPA																																							9 homes potential; good services access within 800m (town centre, health centre,schools); English heritahe objections as important open space forming listed building setting, site of archaeological interest; SHLAA identified potential contamination; previously protected open space to be considered within development management policies;
0545	Diss	Diss	land at Bounty Holdings Ltd off Vinces Road	0.88	Housing	Bounty Holdings Ltd	019	RPA																																							26 dwgs potential; vacant site same as uncommitted remainders of Site 58 and ex-allocation site A0014; 4 services access within 800m (emp/bus/inf.sch/ high sch); favoured by highways authority; no access from Vinces Road; actively promoted.
0601	Diss	Roydon	land at B.A Youngman, Tottington Lane	0.39	Housing	Bowden (for B.A Youngman)	019	RPA																																							Site frontage recently developed within existing development boundaries, severely restricting any potential development to the rear.
0603	Diss	Diss	land south of Walcot Hall	3.65	Housing	Oliver	019	RPA																																							109 homes potential; 2 services within 800m (High school and bus); well screened level site but adverse impact on Diss/ Walcot Green gap form and character; footway improvements and safe access required but local highway and traffic concerns.
0672	Diss	Diss	land at Algars Farm, Walcott Green	0.79	Housing	Thrower	019	RPA																																							23 homes capacity; peripheral greenfield site; adverse form and character impact on Walcot Green; access to 2 services within 800m (high school and bus); footway improvements and safe access required but local highways traffic concerns.
0700	Diss	Diss	land at Walcott Green	14.45	Mixed Use	Halford	019	RPA																																							Mixed use suggested including hou/emp/community facilities/ sch playing field; max possible 433 homes far above total housing required; overlaps existing recreation use allocation but latter too large for total housing needs; 3 services access within 800m (high sch/bus/health centre); adverse form and character impact of open unscreened sloping site on valley to north; development constraints gas pipeline crossing northern third of site, pumping station on site; footway improvements and safe access required but Burston Road/ Walcot Road link unsuitable; other local highways traffic concerns.
717	Diss	Diss	land south of Walcot Hall	0.34	Housing	Whiteside	019	RPA																																							9 homes potential; 2 services within 800m (high school and bus); level secluded site forming part of Site 603; proposed for potential sheltered housing allied to adjacent care home but site not promoted since 2005 and presumably overtaken by more recent Site 603 proposal; CONCLUDE PROVEN SHELTERED HOME DEMAND CAN BE CONSIDERED WITHIN EXISTING DEVELOPMENT MANAGEMENT POLICIES
0759	Diss	Diss	land adj Willowdene, off Shelfanger Road	4.37	Housing	Gaze & Co	019	RPA																																							131homes max.potential; 4 services within 800m (town centre shops/ health centre/ employment/ bus); level site; adverse landscape impact to north requiring landscape belts; adjacent to County Wildlife Site; local footway improvements and potentially two points of access required and access might be required through adjacent sites 59/224; CONCLUSION REASONABLE OPTION FOR 109 HOMES ALLOWING FOR 10m LANDSCAPE BELTS TO N AND E BOUNDARIES AND 0.4HA CEMETERY EXTENSION TO MEET TOWN COUNCIL ASPIRATIONS
0760a	Diss	Roydon	Land off Tottington Lane	3.82	Housing	Gaze & Co	019	RPA																																							If site were to be developed entirely it would almost completely erode gap between Diss and Roydon. Partial development is still likely to significantly erode gap and would need to be accessed from currently inter-urban section of A1066 given the severley restricted natuer of Tottington Lane. Close to Roydon school and bus service.
0760b	Diss	Roydon	Land south Denmark Lane	1.35	Housing	Gaze & Co	019	RPA																																							40 homes potential; 4 services access within 800m (prim sch/ bus/ emp/ dentist) but detached site separated from existing development boundaries and raises adverse river valley/Roydon-Diss gap impact issues.
0760c	Diss	Roydon	Land Denmark Lane north	5.88	Housing	Gaze & Co	019	RPA																																							176 homes potential; 4 services access withi 800m (prim. Sch/ bus/ emp/ dentist); separated from existing development boundaries and raises river valley/ Roydon-Diss gap issues; eastern third of site permitted for mainly exceptions housing through application ref: 2007/0555/F; CONCLUDE TO BE NEITHER ALLOCATED NOR PERMITTED EXCEPTIONS HOUSING TO BE INCLUDED WITHIN REVISED DEVELOPMENT BOUNDARY.

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Location Principles: Settlement Boundary	Existing Land Use Policy: Existing Land Use Allocation	Existing Land Use Policy: Primary Shopping Area	Existing Land Use Policy: Central business area	Existing Land Use Policy: Area of Open Land ENV2	Existing Land Use Policy: River Valley ENV3	Existing Land Use Policy: Southern Bypass Landscape Protection Zone ENV6	Existing Land Use Policy: Protection Important Spaces (IMP3)	Existing Land Use Policy: Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Undeveloped Land: Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment: Historic Park/Garden	Landscape/Townscape/ Historic Environment: Listed Building	Landscape/Townscape/ Historic Environment: Conservation Area	Landscape/Townscape/ Historic Environment: Scheduled Ancient Monument	Landscape/Townscape/ Historic Environment: Site Archaeological Interest (HER)	nt Land: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ecology/Biodiversity: Ancient Woodland	Ecology/Biodiversity: Protected Hedgerow	Ecology/Biodiversity: SSSI/Ramsar	Ecology/Biodiversity: County Wildlife Site	Ecology/Biodiversity: SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTILITIES)	Local Access to Services	Other Material Considerations: Site Availability	Other Material Considerations: Gas Pipeline	Other Material Considerations: Oil Pipeline	Other Material Considerations: Sites on a Minerals Resource	Other Material Considerations: Mineral/Waste Safeguarding site	Other Material Considerations: Sewage treatment works safeguarding	Other Material Considerations: Article 4 Direction	Other Material Considerations: NCC Transport View	Conclusion - Preferred Option	Comments
0760d	Diss	Roydon	Land at High Road	1.63	Housing	Gaze & Co	019	RPA																																								48 homes potential; 5 services access within 800m (Prim. Sch./ bus/ emp./ dentist/ Diss town centre); NB: SITE WITHIN EASTERN HALF OF PERMITTED SITE APPLICATION REF: 2007/0555/F FOR MAINLY EXCEPTIONS HOUSING CURRENTLY UNDER CONSTRUCTION: CONCLUDE TO BE NEITHER ALLOCATED NOR PERMITTED EXCEPTIONS HOUSING TO BE INCLUDED WITHIN REVISED DEVELOPMENT BOUNDARY
0760e	Diss	Roydon	Land off Brewers Green	1.57	Housing	Gaze & Co	019	RPA																																								47 homes potential; 4 services access within 800m (prim. Schr bus/ emp/ Diss town centre); flat well screened site but crossed by power cables; inadequate access via narrow single track Brewers Green Lane; adverse Roydon-Diss gap landscape impact.
0792	Diss	Diss	land at Sandy Lane (north of Diss Business Park)	4.22	Employment	Bloomfield	019	RPA																																								4.22 Ha; suggested employment use compatible with adjacent uses; gas pipeline within northern end of site; bus access Frenze Hall Road; vacant site well screened to east and south; County Wildlife Site and river valley to east; SHLAA concludes suitable; underlying minerals on site; highways requires improvements to local footpath links to rail station and town centre plus safe access:CONCLUDE TO BE ALLOCATED FOR EMPLOYMENT USES IN CLASSES B2/B8 TO COMPLEMENT NEARBY PROPOSED SITES FOR B1 USES
0793	Diss	Diss	land at Sawmills Road	0.12	Employment	Bloomfield	019	RPA																																								0.12Ha employment use compatible with existing South Norfolk Local Plan employment and allocation; near housing, bus and other employment uses; safe access and improvements required to local footpath links to rail station and town centre; contamination and archaeological issues to be addressed; Class B1 uses appropriate due to size of site and proximity to housing; CONCLUDE ALLOCATE FOR EMPLOYMENT USES IN CLASS B1.
0843a	Diss	Diss	land adj 603 Walcott Farm	4.12	Mixed	Steggles	019	RPA																																								Mixed use suggested - hou/emp/community facilities/ sch playing field; max.potential 120 homes but development constraint gas pipeline across middle of site; southern half of site overlaps existing recreation use allocation but latter too large for total new housing needs and not deliverable; 2 services access within 800m (high sch/bus); adverse form and character impact of open sloping site on valley landscape to the north; footway improvements and safe access required but Burston Road/ Walcot Road link deemed unsuitable for access; other local highways traffic concerns.
0843b	Diss	Diss	Land at Walcott Farm	0.83	Housing	Steggles	019	RPA																																								25 homes potential reduced by gas pipeline constraint crossing north eastern part of site; 2 services within 800m (high school/ bus); proposed for potential sheltered housing allied to adjacent care home; footway improvements and safe access required but local traffic impact concerns; CONCLUDE NOT TO BE ALLOCATED - ANY PROVEN SHELTERED HOME DEMAND COULD BE CONSIDERED WITHIN EXISTING DEVELOPMENT MANAGEMENT POLICIES
0844	Diss	Diss	land at Haulage Depot Victoria Road	0.55	Housing	Watts (Peter Coding Architects)	019	RPA																																								17 homes potential; 2 services access within 800m (employment and bus); redundant lorry park adjacent to employment uses; river valley/open site; County Wildlife Site to north; much of site flood risk 2 and some flood risk 3; adjacent to development boundary but within area granted outline planning permission for housing (applications ref: 2009/2005/O and 2011/1492/O) shown as Site Z1264 subject to limited development area and housing densities; CONCLUDE - ALLOCATE AS PART OF SITE Z1264 BUT WITH REDUCED NUMBER OF DWELLINGS
0845	Diss	Diss	land at Park Road, Feather Mill	2.21	Mixed Use	Norfolk Feather Company Ltd	019	RPA																																								Suggested by owners for retail/ leisure/ residential uses; conservation area and TPO impacts; well-placed re town centre; adjacent to SNLP DIS 6 allocation permitted in outline for hotel and pub; footway, cydeway and A1066 crossing improvements required; outstanding comparison goods retail potential requires provision; potential inclusion within extended central business area for consideration with development management policies: CONCLUDE ALLOCATE WITH ADJACENT SITE A0015a FOR MIXED TOWN CENTRE TYPE USES - RESIDENTIAL /COMPARISON GOODS RETAIL/ CLASS A2 OFFICES/ LEISURE USES WHILE PROVIDING FOR EXTRACTION OF MINERALS AND FUTURE ACCESS POINT TO SITE 331.
0886	Diss	Roydon	land off Tottington Lane	1.09	Mixed Use	Leeder	019	RPA																																								Tottington Lane is a narrow lane which severely restrictions any potential for significant development. Development would infringe into the valley floor and may have an adverse impact on the nearby Roydon Fen. Roydon school is witin 800m but development would relate more to Diss.
0887	Diss	Roydon	land at Potash Lane	0.04	Housing	Nichols	019	RPA																																								Site too small to allocate but could be part of a development boundary for Diss alteration to include existing development along Fenlands and Potash Lane. Fenalnds and Potash Lane are unpaved and not suitable for any significant development.
0974	Diss	Diss	land at Walcot Green Keepers Cottage	7.3	Commercial Leisure	Clarke	019	RPA																																								Remote from development boundaries;owner suggests replacing 5 touring caravans provision with five log cabins as permanent holiday homes plus children's play area and new woodland planting on adjacent land; raises environmental and restricted access issues (roads and public transport); CONCLUSION - NOT TO BE ALLOCATED BUT SHOULD BE CONSIDERED UNDER DEVELOPMENT MANAGEMENT POLICIES .
1045	Diss	Diss	Land at Frenze Hall Lane (East)	0.27	Housing	Burnard	019	RPA																																								8 homes potential; vacant scrubland and trees on site; 3 services access within 800m (emp/ bus/ inf.sch); adjacent to housing site under construction (most of site 58/ part of site A0014); dangerous access to Frenze Hall Lane and alternative access not available via adjacent permitted site 58/A0014 (application ref:2010/2182/F) as obstructed by surface water facility.
1046	Diss	Diss	Heywood Sports & Racquet Club, Walcot Road	0.59	Housing	Burnard	019	RPA																																								18 homes potential; site adjacent to the existing development boundary but comprises existing sport and recreation facilities; 5 services access within 800m (high sch/ bus/ health centre/ town centre/emp) but case not made for the loss of sports and recreation facilities in context of national planning guidance. CONCLUDE NOT TO BE ALLOCATED BUT TO BE CONSIDERED UNDER DEVELOPMENT MANAGEMENT POLICIES
1107a	Diss	Diss	Land east of Station Road (north)	0.39	Housing	??	019	RPA																																								12 homes potential; 2 services within 800m (employment + public transport); cleared site near railway station adjacent to employment uses and housing; part of area permitted in outline on appeal in 2003 for Class B1 uses (Application ref: 2002/0603/O); requires enhanced footway/cydeway links to station; potential site contamination and underlying minerals extraction issues; Joint Core Strategy Policy 5 need to retain employment land; CONCLUDE ALLOCATE AS PART OF ADJACENT EMPLOYMENT USE ALLOCATION A0008 FOR CLASS B1 USES
1107b	Diss	Diss	Land east of Station Road (south)	1.24	Housing	??	019	RPA																																								37 homes potential; 3 services within 800m (employment/ public transport/ town centre shops); contains employment uses (Ridgeons Builders supplies, small businesses and tar depot off Prince Regent Way) adjacent to housing; potential site contamination and minerals extraction issues; loss of site contrary to protection of employment land required by Joint Core Strategy; CONCLUSION NOT TO BE ALLOCATED AND COULD BE CONSIDERED IN RELATION TO DEVELOPMENT MANAGEMENT POLICIES .
1138	Diss	Diss	Land off Victoria Road, adj. Frenze Bridge	0.38	Employment	Edwards	019	RPA																																								0.38ha Emp suggested; outside but adjacent to the development boundary; 2 services access within 800m (bus and emp); vacant flat open exposed site part of sensitive river valley location while forming visual gateway to Diss; adverse impact on landscape and adjacent potential housing; County Wildlife Site on opposite side of A1066; site within flood zones 2, 3A and 3B .
1171	Diss	Roydon	Land at Shelfanger Road, opposite Pavillion	8.06	Mixed Use	Rackham	019	RPA																																								Mixed use or potential 250 homes; poor services access (bus only within 800m); large intrusion into countryside; adverse impact on river valley; preferred sites elsewhere.
A0003	Diss	Diss	Land adj. The Granary, Sandy Lane	0.82	Rail Freight uses	Unknown	019	RPA																																								Ex-SNLP Policy TRA 7 rail freight depot allocation; flat site now mostly station car park; NCC Minerals and Waste Core Strategy adopted late 2011 Policy CS16 safeguards the site as a mineral extraction related railhead facility but site is not allocated in the 2012 Pre-Submission Waste and Minerals Plan site specific allocations development plan documents; no consultation support from potential freight transport operators so no obvious demand or delivery mechanism; CONCLUDE NOT BE RE-ALLOCATED AS A RAIL FREIGHT DEPOT BUT TO BE RETAINED WITHIN THE DEVELOPMENT BOUNDARY.

Sites Assessment Tables

									Location Principles		Existing Land Use Policy										Undeveloped Land		Landscape/Townscape/ Historic Environment						rit Land	Ecology/Biodiversity											Other Material Considerations									
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTILITIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
A0008	Diss	Diss	Land at Station Road	2.5	Mixed	Unknown	019	RPA																																									Part vacant/ part coal yard remainder of South Norfolk Local Plan (SNLP) DIS 2 mixed use allocation - western part east of Station Road includes housing site Z1221 and coal yard; land perrmitted in outline on appeal for B1 uses (Application ref:2002/0603/O) with SNLP requirement for east-west link road to the station curently part built; developer interest in care home on eastern part of site; contamination and archaeological interest issues; site located on minerals resources; Joint Core Strategy (JCS) evidence supports need for 15 hectares available employment land; JCS Policy 5 seeks retention of employment sites; CONCLUSION - ALLOCATE FOR CLASS B1 EMPLOYMENT USES SUBJECT TO COMPLETION OF THE EAST-WEST LINK ROAD RELATED TO DEVELOPMENT OF EXISTING COAL YARD IN USE OFF STATION ROAD AND RESOLUTION OF ISSUES RAISED ABOVE
A0014	Diss	Diss	Land at Frenze Hall Lane	4.72	Housing	Unknown	019	RPA																																								SNLP housing land allocation; mostly permitted for 120 dwellings currently under construction coinciding with site 58; undeveloped remainder of allocation last permitted in outline in 1993 but not permitted in full; this part adjacent to undeveloped remainder of site 58 and all of suggested site 545; good access to bus and employment; few constraints; CONCLUDE RE-ALLOCATE A0014 REMAINDER FOR 9 HOMES (ADJACENT TO OVERLAPPING PART SITE 58 AND SITE 545 WITH POTENTIAL FOR 26 HOMES).
A0015a	Diss	Diss	Land south of Park Road	1.76	Mixed Use	Unknown	019	RPA																																								Vacant cleared ex- Hamlins factory site, part of SNLP Policy DIS 6 allocation for retail/ leisure use permitted in outline 16/1/12 for restaurant/ pub/hotel (App Ref: 2011/0049/O); 2007 Retail Study potential for comparison goods retailing and leisure growth; site on potential minerals resources; potential inclusion within extended central business area for consideration with development management policies; CONCLUDE - ALLOCATE WITH SITE 845 FOR MIXED USES INCLUDING COMPARISON GOODS RETAIL/ CLASS A2 OFFICES/ LEISURE/INTEGRAL RESIDENTIAL USES
A0015b	Diss	Diss	Land at Fire Station, south of Park Road	0.16	Mixed Use	Unknown	019	RPA																																								Fire station land within existing South Norfolk Local Plan allocation for retail/leisure uses; edge-of-centre site suitable for a range of town centre uses in accordance with government policy; to be considered within extended central business area within development management policies consultation; CONCLUDE NOT TO BE ALLOCATED BUT TO CONSIDER DEVELOPMENT PROPOSALS THROUGH DEVELOPMENT MANAGEMENT POLICIES
A0016	Diss	Diss	Land at Walcott Road	8.66	Recreation /open space	Unknown	019	RPA																																								South Norfolk Local Plan (SNLP) recreation open space allocation overlapped by suggested sites 700 and 843a; gently sloping site in very open countryside to the north; limited services access includes the bus; 8.5 hectares ex-SNLP allocation provided for total Diss shortfall but proposed housing requires only some 0.75 hectares off-site; no delivery mechanism as no development proposed on/adjacent to site and preferred deliverable open space proposed off Park Road; local footway improvements and safe access required but local highways traffic concerns; CONCLUDE NOT TO REALLOCATE
Z1221	Diss	Diss	Land at Nelson Road	0.48	Housing	Mann	019	RPA																																								18 homes potential; Part of site A0008 and vacant undeveloped remainder of SNLP DIS 2 mixed use allocation; land perrmitted in outline for Class B1 uses (Application ref:2002/0603/O); adjacent to housing development on the remainder of the allocation; Joint Core Strategy evidence supports need for 15 hectares of available employment land; site permitted in outline for employment uses and JCS Policy 5 supports retention of employment sites; application ref: 2002/0603/O requires east-west link road to the station curently part built; CONCLUSION - NOT TO BE ALLOCATED FOR HOUSING BUT TO FORM PART OF ALLOCATION A0008 FOR CLASS B1 EMPLOYMENT USES - SEE ALLOCATION A0008 CONCLUSION FOR POLICY.
Z1215	Diss	Roydon	Land at Factory Lane	1.02	Housing	Joyce	067	RPA																																								31 homes potential; 3 services access within 800m (Primary School/ shops/ bus); flat well screened site but no obvious access and served by inadequate single track Brewers Green Lane and Factory Lane; raises river valley/ Roydon-Diss gap adverse landscape impacts; CONCLUDE NOT TO BE ALLOCATED
Z1263	Diss	Diss	Land off Sandy Lane	3.7	Employment	SNC on behalf of Read		RPA																																							3.7hectares employment site with planning permission for Class B1, B2 and B8 uses (Ref: 2001/1434/IF, remaining part of larger site already developed. No environmental constraints, most of site of archaeological interest and good access to public transport (bus) with direct link to station proposed as part of site A0008 development. Site protected in accordance with Joint Core Strategy Policy 5 and National Planning Policy Framework. CONCLUDE TO BE ALLOCATED FOR EMPLOYMENT USES IN CLASSES B1, B2 AND B8.
Z1264	Diss	Diss	Former depot, Victoria Road	0.83	Housing	Lexham Property Management (Through planning application)		RPA																																							0.83 hectares site includes suggested site 844; 2 services access within 800m (emp and bus); eastern half is redundant lorry park, western half part employment/part housing use; impact on river valley/open site; County Wildlife Site across road to north; water supply improvements required; much of western half of site site flood risk 2 and some 3; partly within development boundary and granted outline planning permission for housing (apps. ref: 2009/2005/O and 2011/1492/O) subject to flooding mitigations, limited development area of 0.6ha outside flood zones 2/3 and 15-25 dwellings per hectare; CONCLUDE TO BE ALLOCATED INCLUDING SITE 844 BUT REDUCED NUMBER OF DWELLINGS MAX. 15.
0088	Harleston	Harleston	Rushall Road	1.24	Mixed Use	SNC	065	RPA																																								Mixed use or could take 37 homes; 5 services within 800m (shops/emp./high sch./ healthcare/ bus); level hedge-lined site but forms part of surrounding rural character and setting to listed building.
0202a	Harleston	Harleston	Mendham Lane	3.9	Housing	SNC	065	RPA																																								117 homes potential (planning application ref: 2012/0530/F submitted 20/3/12 proposes 120 homes); 5 services within 800m (shops/ emp/ high sch./ healthcare/ bus); site slopes to north, open to east part screened to south; existing South Norfolk Local Plan housing allocation (see A0024 below); requires safe road access off Mendham Lane and footway/cycleway links to town centre and nearby employment areas; requires landscape belt to eastern boundary incorporating proposed open space site 202b.
0202b	Harleston	Harleston	Mendham Lane	1.2	Amenity/Ope n space	SNC	065	RPA																																								Open space proposed by developer of site 202a); requires suitable access; good location in relation to adjacent housing allocation; CONCLUDE ALLOCATE FOR RECREATIONAL OPEN SPACE IN ASSOCIATION WITH SITE 202A.
0228	Harleston	Harleston	Frere Road	0.28	Mixed Use	SNC	065	RPA																																								Mixed use or could theoretically accommodate 8 homes; 5 services within 800m (shops/ emp./ prim.sch./ healthcare/ bus); well screened site between housing; informal amenity open space but neither protected by policy nor formally permitted as open space; limited development could complement adjacent form and character; CONCLUDE INCLUDE PART OF SITE WITHIN DEVELOPMENT LIMIT AS INFILL PLOT APPROPRIATE TO ADJACENT FORM AND CHARACTER
0230	Harleston	Harleston	Mendham Lane	2.82	Employment	SNC	065	RPA																																								3 services within 800m (shops/ emp./ bus); flat hedge-lined site but potential adverse visual impact from ridge on potential housing on lower land to the north, designated river valley and open area to A143 bypass; site crossed by power cables; requires safe access near hazardous bend and improved footway/cycleway links; preferred option (site 998) has less impact on housing.
0340	Harleston	Harleston	Shotford Road	0.21	Housing	Thomas	065	RPA																																								6 homes potential; 4 services within 800m (shops/ emp./ high sch./ bus); scrubby overgrown site raising local objections regarding wildlife; road safety concerns re access on brow of hill; delivery uncertain as site not actively promoted since 2005.
0341	Harleston	Harleston	Shotford Road	0.81	Housing	Thomas	065	RPA																																								24 homes potential; 4 services within 800m (shops/ emp./ high sch./ bus); flat well screened field but potential access land appears to be too constricted unless third party land included; delivery uncertainties as site not actively promoted since 2005.
407	Harleston	Harleston	land adj. Shotford Rd Harleston	7.46	Housing	Tofts (Agent)	065	RPA																																								224 homes potential; 4 services (shops/ emp./ high sch./ bus) within 800m but from from Shotford Road site entrance and much of site more remote; NW corner of site is Grade 2 agricultural land; large field largely open valley side and crossed by three power lines radiating out from adjacent electricty sub-station; delivery uncertainties as site not actively promoted since 2005.

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Location Principles: Settlement Boundary	Existing Land Use Policy: Existing Land Use Allocation	Existing Land Use Policy: Primary Shopping Area	Existing Land Use Policy: Central business area	Existing Land Use Policy: Area of Open Land ENV2	Existing Land Use Policy: River Valley ENV3	Existing Land Use Policy: Southern Bypass Landscape Protection Zone ENV6	Existing Land Use Policy: Protection Important Spaces (IMP3)	Existing Land Use Policy: Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Undeveloped Land: Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment: Historic Park/Garden	Landscape/Townscape/ Historic Environment: Listed Building	Landscape/Townscape/ Historic Environment: Conservation Area	Landscape/Townscape/ Historic Environment: Scheduled Ancient Monument	Landscape/Townscape/ Historic Environment: Site Archaeological Interest (HER)	rit Land: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ecology/Biodiversity: Ancient Woodland	Ecology/Biodiversity: Protected Hedgerow	Ecology/Biodiversity: SSSI/Ramsar	Ecology/Biodiversity: County Wildlife Site	Ecology/Biodiversity: SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTITLIES)	Local Access to Services	Other Material Considerations: Site Availability	Other Material Considerations: Gas Pipeline	Other Material Considerations: Oil Pipeline	Other Material Considerations: Sites on a Minerals Resource	Other Material Considerations: Mineral/Waste Safeguarding site	Other Material Considerations: Sewage treatment works safeguarding	Other Material Considerations: Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
0608	Harleston	Harleston	former Howard Rotavator Works, Mendham Lane	0.95	Housing	Dowdeswell	065	RPA																																								REVISED SITE; 29 homes potential on brownfield remainder of ex-Dowdeswell Engineering land also ex-SNLP employment land allocation reference Site A0026; potential contamination issues; 3 services within 800m (shops/ emp./ bus); vacant flat well-screened site well related to adjacent housing; potential access through adjacent housing; owner interest suggests housing more deliverable than employment uses; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
0665	Harleston	Harleston	land at Spirkitts Lane	1.3	Housing	Seymour Charity	065	RPA																																							39 homes potential; SAME SITE AS SITE 769; site in agricultural use but mostly on SNLP employment land allocation with northern part on SNLP housing allocation; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); site part screened by hedges slopes down to north and relates well to adjacent housing; requires safe access via Willow Walk and Spirketts Lane ; good accessibility to services and town centre; owners suggest housing more deliverable than employment uses on site so propose exchange this for new employment land allocation off Spirketts Lane (site 998); CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
0666	Harleston	Harleston	land at Spirkitts Lane	0.91	Housing	Messrs Black, Tibenham & Kent	065	RPA																																							27 homes potential; site in agricultural use but within SNLP employment land allocation; TPO tree on one corner; 4 services within 800m (shops/ emp./ high sch./ bus); site slopes down to north with thick hedge screen to east and industrial estate; relates well to Sites 665 and 667 and ex-SNLP housing land allocation ref: A0023; requires suitable access via adjacent housing sites in same ownership and Spirketts Lane plus footway/cycleway links to town centre and nearby employment areas; good accessibility to services and town centre; owners suggest housing more deliverable than employment uses on site so propose replace with new employment land allocation off Spirketts Lane; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
0667	Harleston	Harleston	land at Spirkitts Lane	0.98	Housing	Messrs Black, Tibenham & Kent	065	RPA																																							29 homes potential;site within ex-SNLP housing land allocation; 6 services within800m (shops/ emp./ prim.sch./ high sch./ healthcare/ bus); site contiguous with sites ref: 665 and 666; requires suitable access with good visibility via SITE 665 (Willow Walk) or 666 (via Spirketts Lane); good access to services and town centre while use complements adjacent housing; CONCLUDE RE-ALLOCATE FOR HOUSING
0668	Harleston	Harleston	land at Starston Road	4.36	Mixed use	Taylor	065	RPA																																								Housing and employment uses suggested or could accommodate 130 homes; good access to 6 services within 800m (shops/ emp./ prim.sch./ high sch./ healthcare/ bus) but preferred housing sites are nearer services and employment sites are preferred elsewhere; part flat/ part sloping site very much part of the river valley to the north; over 100 homes require two access points but Starston Road access would create rat-run to town centre through Maltings Drive which already serves 100 houses; flat south eastern part has potential for some 50-60 homes subject to landscaping; CONCLUDE SOUTHERN PART SITE COULD FORM A REASONABLE ALTERNATIVE ALLOCATION FOR REDUCED TOTAL OF SOME 50 DWELLINGS SUBJECT TO RESOLUTION OF ACCESS
0728	Harleston	Harleston	land at Mendham Lane	5.2	Mixed Use	Prentice	065	RPA																																								Suggested for housing, employment and retail; flat site part bounded by hedges, trees and bypass; could accommodate 156 homes but poor access to services within 800m (shops and emp); open site with greater visual impact than preferred employment and retail sites elsewhere.
0739	Harleston	Needham / Harleston	land north of Needham Road	5.6	Mixed Use	Prentice	065	RPA																																								Mixed use or could take 168 homes; poor access to services within 800m (2 services - high school and bus) and more easily accessed employment land elsewhere; open farmland site with adverse impacts on landscape and Grade 2 agricultural land; minerals on site.
0740	Harleston	Needham / Harleston	land to the southern side of Needham Road	6.9	Housing/Employment	Prentice	065	RPA																																								Housing and employment uses proposed but could take 207 homes; poor access to services within 800m (2 services - high school and bus) and more easily accessed employment land elsewhere; northern half site Grade 2 agricultural land; adverse landscape and agricultural land impacts.
0741	Harleston	Harleston	Jays Green	3.66	Mixed Use	Prentice	065	RPA																																								Mixed use or could accommodate 110 homes; 5 services within 800m (shops/ emp./ prim. sch./ healthcare/ bus); open sloping farmland site with no boundaries requiring landscape buffers within corner of much larger field; located on cul-de-sac with restricted road access to west requiring footway links to local school and town centre and Jay's Green/ School Lane junction improvement; preferred housing sites elsewhere have better fit to form and character and are closer to services; CONCLUDE PROVIDES A REASONABLE ALTERNATIVE SUBJECT TO LANDSCAPE IMPACT MITIGATION
0766	Harleston	Harleston	land off Spirkett's Lane	3.2	Housing	Walker	065	RPA																																							96 homes potential; concurrent with sites 665/666/667, housing allocation Ref: A0023 and employment land allocation Ref: A0025; 6 services within 800m (shops/ emp./ prim.sch./ high sch./ healthcare/ bus); gently sloping site to north screened from industrial estate by hedges while well related to adjacent housing; requires access as for sites 665/666/667 and enhanced landscape screen to industrial estate; good accessibility to services and town centre so propose exchange in part with new employment land allocation off Spirketts Lane; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
0769	Harleston	Harleston	land off Spirkett's Lane	1.35	Housing	Drake	065	RPA																																							39 homes potential; SAME SITE AS SITE 665; site in agricultural use but mostly on SNLP employment land allocation with northern part on SNLP housing allocation; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); flat site part screened by hedges slopes down to north and relates well to adjacent housing; requires safe access via Willow Walk and Spirketts Lane; good accessibility to services and town centre so suggest exchange this for new employment land allocation off Spirketts Lane (site 998); CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF EQUIVALENT REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
0862	Harleston	Harleston	land at Spirketts lane	0.1	Housing	Wharton	065	RPA																																							3 homes potential; 4 services within 800m (shops/ emp./ high bus); sloping site adjacent to housing and marked tree/hedge line but is otherwise a featureless intrusion into a much larger field; preferred sites have better services access and relation to form and character.
0998	Harleston	Harleston	Land at Spirketts Lane	4.7	Mixed Use	Denny	065	RPA																																								Housing or employment suggested and could take 141 homes; poor general access to services (bus and employment alone) for housing (as reflected by NCC transport coomments) but bus access within 800m suitable for employment use; flat well screened site; CONCLUDE 4.0 HECTARES SITE TO BE ALLOCATED FOR NEW AND REPLACEMENT EMPLOYMENT LAND REQUIREMENT
A0023	Harleston	Harleston	Land south of Limes Close	1.15	Housing	Unknown	065	RPA																																								30 homes potential;all on ex-SNLP housing land allocation; promoted as sites 667, and northern parts of sites 665 and 766; good access to 6 services within 800m (shops/ emp./ primary sch./ high sch./ healthcare/ bus); requires suitable access via Willow Walk; proposed use commensurate with adjacent housing; CONCLUDE ALLOCATE FOR HOUSING AS FOR SITES 665 (PART), 667 and 766 (PART)
A0024	Harleston	Harleston	Land at Mendham Lane	3.79	Housing	Unknown	065	RPA																																								117 homes potential (planning application ref: 2012/0530/F submitted 20/3/12 proposes 120 homes); 5 services within 800m (shops/ emp/ high sch./ healthcare/ bus); flat site sloping to north and open to east; existing local plan housing land allocation (see site 202a above); requires safe road access off Mendham Lane and footway/cycleway links to town centre and nearby employment areas; requires landscape belt to eastern boundary incorporating proposed open space site 202b; CONCLUDE ALLOCATE FOR HOUSING AS FOR SITE 202a
A0025	Harleston	Harleston	Land at Spirkett's Lane	3.65	Employment	Unknown	065	RPA																																								Ex-SNLP employment land allocation; western two thirds in agricultural use which relates well to adjacent housing (and overlapped by proposed housing development sites 665/666/769), this is separated by a tree/hedge screen from the eastern third which is vacant scrubland sloping towards exising industrial estate; TPO tree within central site; 5 services within 800m (shops/ emp./ high sch./ healthcare/ bus); good accessibility to services and town centre plus owner interest suggests housing could be more appropriate and deliverable on sites 665/666/769; Class B1 employment uses would reduce impact on adjacent housing; CONCLUDE ALLOCATE SITES 665/666/769 (2.05HA) FOR HOUSING AND REALLOCATE REMAINDER OF A0025 (1.0 HA) FOR CLASS B1 EMPLOYMENT USES WITH LANDSCAPE IMPROVEMENTS TO WESTERN AND NORTHERN BOUNDARIES.

Sites Assessment Tables

									Location Principles		Existing Land Use Policy										Undeveloped Land		Landscape/Townscape/ Historic Environment					rit Land	Ecology/Biodiversity									Other Material Considerations										
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITLIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	**Conclusion - Preferred Option**	Comments
A0026	Harleston	Harleston	Land eastern end of Howard Rotavators Yard	0.95	Employment	Unknown	065	RPA																																							Same as revised site 608; 29 homes potential on brownfield remainder of ex-Dowdeswell Engineering land and site also ex-SNLP employment land allocation; potential contamination; 3 services within 800m (shops/ emp. / bus); vacant flat well-screened site well related to adjacent housing; potential access through adjacent housing; owner interest suggests housing more deliverable; CONCLUDE ALLOCATE FOR HOUSING SUBJECT TO ALLOCATION OF REPLACEMENT EMPLOYMENT LAND OFF SPIRKETTS LANE
A0027	Harleston	Harleston	Land at Jays Lane	2.43	Open Space	Unknown	065	RPA																																							Public open space allocation part of Site 741 promoted for housing/employment/retail mixed use; no delivery mechanism and preferred alternative recreational open space is proposed on adjacent site 202b to be delivered in association with proposed housing site 202a.
Z1240	Harleston	Harleston	Land at Station Hill	1.23	Mixed Use	Bullen Developments	065	RPA																																							Suggested for employment, retail, community facilities and mixed-use development. Prominent largely cleared partly screened and partly elevated site in mainly housing area but in edge-of-town centre location. Large commercial uses could have adverse visual impacts; development required to relate to elevation of site, housing and adjacent buildings. 5 services within 800m (primary school, healthcare, shops, employment and bus); site suited to small scale retailing to meet potential identified by 2007 Retail Study, plus commercial uses and health and community facilities; CONCLUDE ALLOCATE FOR MIXED USES COMPRISING SMALL SCALE RETAILING FOR FOOD AND RELATED GOODS OF UP TO SOME 250M2 NET, NON-FOOD GOODS UP TO SOME 500M2 NET; CLASS B1 EMPLOYMENT USES AND HEALTH AND COMMUNITY FACILITIES

									Location Principles		Existing Land Use Policy										Undeveloped Land		Landscape/Townscape/ Historic Environment					rt Land	Ecology/Biodiversity									Other Material Considerations											
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITLEES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
0085	Hingham	Hingham	Watton Road	3.28	Housing	Semmence	047	RPA																																							98 homes potential; 4 services within 800m (shops/ employment/ dentist/ bus); flat site with open boundaries forms part of much larger field thus boundary landscaping required; part of site adjacent to conservation area; safe access required onto B1108; not best fit to form and character.
0086	Hingham	Hingham	Low Road	0.09	Housing	George	047	RPA																																							2 homes potential;sloping rough grass plot; no services within 800m; highways objection to location; poor access via very narrow lane; overall poorly located site.
0093	Hingham	Hingham	Mill Farm, Hardingham Road	0.91	Housing	Eglen	047	RPA																																							27 homes potential; 5 services within 800m (prim. sch./ shops/ employment/ healthcare/ bus); flat vacant cleared site screened to east; forms extension into open countryside contrary to local form and character; shared restricted access onto narrow Hardingham Road with adjacent bungalows currently under construction.
0094	Hingham	Hingham	Attleborough Road	4.19	Housing	Lusty	047	RPA																																							125 homes potential; 5 services within 800m (prim. sch./ healthcare/ shops/ employment/ bus); trees and slight slope reduce its landscape impact; local concerns/Highways objection to town centre access via Attleborough Road/ Watton Road dangerous junction with very limited visibility.
0232	Hingham	Hingham	Hall Moor Road	2.64	Housing	Semmence	047	RPA																																							79 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus);sloping rough pasture site; local concerns about surface water drainage and flooding of site and adjacent land; listed building setting and conservation area impacts; access via narrow roads lacking footways and poor visibility at Hall Lane/ B1108 junction.
0322	Hingham	Hingham	Hardingham Road	2.63	Housing	Edwards	047	RPA																																							96 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); well screened flat site requires local footpath improvements and safe access but Hardingham Road is narrow with blind bend adjacent to potential site access point to south east.
0424	Hingham	Hingham	land at Hall Moor Road	0.52	Housing	Underwood	047	RPA																																							15 homes potential; 4 services within 800m (dentist/ shops/ employment/ bus); local concerns about surface water drainage, flooding, loss of wildlife, access via narrow roads lacking footways and poor Hall Lane/ B1108 junction; highways objection to location.
0451	Hingham	Hingham	land at Seamere road	7.63	Housing	Dewing	047	RPA																																							229 homes potential; well related to 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); highways authority preferred site; local concerns about drainage and flooding in Seamere Road; site slopes to south west reducing impact on valley to east; site too large for required housing total but northern half is better related to town's form and character with potential for 95 dwellings subject to appropriate landscape buffers; good access and close to services. CONCLUDE TO BE ALLOCATED FOR REDUCED TOTAL OF 95 DWELLINGS
0465	Hingham	Hingham	The Fields	0.46	Housing	Catchpole	047	RPA																																							13 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus) but poor access via 300 metre single car width lane lacking footways, passing places and turning areas; development of the site would consolidate development into open countryside contrary to local form and character:
0541a	Hingham	Hingham	land between Norwich Rd & Seamere Rd	9.37	Mixed Use	Morley	047	RPA																																							Mixed use/ 281 homes potential; 2 services within 800m (employment/ bus); site too large for required development; development of this open valley side site would be divorced from the main settlement and contrary to local form amd character; site includes protected Grade 2 agricultural land:
0541b	Hingham	Hingham	land between Norwich Rd & Seamere Rd	4.4	Mixed Use	Morley	047	RPA																																							Mixed use/ 132 homes potential; 2 services within 800m (employment/ bus); site too large for required development; development of this open valley side site would be divorced from the main settlement contrary to local form amd character; site includes protected Grade 2 agricultural land.
0572	Hingham	Hingham	land at Hall Moor Road	1.25	Housing	Patrick	047	RPA																																							37 homes potential but part within existing development boundary already developed; 4 services access within 800m (dentist/ shops/ employment/ bus); sloping rough pasture site; local concerns about surface water drainage, flooding of site and adjacent land, loss of wildlife, conservation area impact, access via narrow roads lacking footways and poor Hall Lane/ B1108 junction; highways authority objection to location.
0610	Hingham	Hingham	land adj. Cedar Cottage, Watton Road	0.53	Housing	Thomas	047	RPA																																							15 homes potential; 1 service only within 800m (bus); isolated site well away from town.
0614	Hingham	Hingham	land at Ivy Lodge, Watton Road	0.3	Housing	Foreman	047	RPA																																							9 homes potential; 1 service available within 800m (bus); isolated site away from town.
0615	Hingham	Hingham	land at Hardingham Street	0.74	Housing	Lys	047	RPA																																							22 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); backland flat rough grass site forming intrusion contrary to local form and character; access appears to be via private drive to adjacent large house off relatively narrow Hardingham Street.
0694	Hingham	Hingham	land at The Fields	0.07	Housing	Brett	047	RPA																																							2 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); flat scrubby site with poor access via 300 metre single car width twisting lane lacking footways, passing places and turning areas; well outside development boundary; consolidation of isolated development outlier would be contrary to local form and character.
0865	Hingham	Hingham	land at Low Road	0.15	Housing	Hawkins	047	RPA																																							4 homes potential; no services within 800m; isolated site with poor access via very narrow lane; overall poorly located site..
0980	Hingham	Hingham	Land at Seamere Road	0.58	Housing	Riley	047	RPA																																							17 homes potential; 4 services within 800m (dentist/ shops/ employment/ bus); local drainage and flooding concerns; Seamere Road single vehicle width restricted access; site part of sparse ribbon of development in open countryside separated from town; development would be contrary to local form and character.
1057	Hingham	Hingham	Fishmere Lakes, Attleborough Road	2.19	Housing/Employment	Taylor	047	RPA																																							Housing /employment uses proposed but fishing lakes limit re-use; isolated site remote from services, public transport and current development boundary.
1131	Hingham	Hingham	Land adj. Mill Farm, off Hardingham Road	2.13	Housing	Irvine	047	RPA																																							64 homes potential; 5 services within 800m (prim.sch./ healthcare/ shops/ employment/ bus); partly screened flat site requires local footpath improvements and safe access; Hardingham Road is narrow with blind bend adjacent to potential access point at south east corner of the site; alternative access restricted.
Z1204	Hingham	Hingham	Land east of Attleborough Road	4.75	Housing	Dunnett	047	RPA																																							143 homes potential; 5 services access within 800m (prim.sch./ healthcare/ shops/ employment/ bus); well tree-screened flat site but too large for overall requirement; English Heritage objection to conservation area impact to north; access via Attleborough Road ; local concerns/Highways objection to adjacent Site 94 town centre access via Attleborough Road/ Watton Road dangerous junction with very limited visibility would apply to this site too; no provision for surface water drainage.
Z1249	Hingham	Hingham	Land at Hardingham Road	2.69	Housing	Edwards	047	RPA																																							81 homes potential; 3 services within 800m (doctor/ employment/ bus); peripheral flat site in open countryside but poor access via single vehicle width lane between bends; no provision for surface water drainage; owner prepared for site to be a reserve site if better sites available and a better site (Site 451) is preferred.
Z1260	Hingham	Hingham	land adjacent industrial estate	2.24	Employment	Bacon/ Caterham		RPA																																							Flat well screened rough grass site including small car park at southern end. Allocated in South Norfolk Local Plan for industrial estate extension, not developed but well screened by tree screen as required by South Norfolk Local Plan; deliverable as owned by adjacent business interests; access available from industrial estate. Suitable for re-allocation for employment uses in Classes B1, B2 AND B8.
0342	Loddon/Chedgrave	Loddon	Ex-Press Plastics	0.59	Housing	King (Director)	053	RPA																																							87 dwellings approved in principle subject to Sec 106 agreement (application ref: 2011/1184/F) whose basis pre-dates the Joint Core Strategy (JCS) so excluded from JCS housing requirement to 2026; 5 services access within 800m (inf. sch/sec.sch/shops/emp/bus); CONCLUDE NOT TO BE ALLOCATED BUT TO BE INCLUDED WITHIN DEVELOPMENT LIMIT

									Location Principles		Existing Land Use Policy										Undeveloped Land		Landscape/Townscape/ Historic Environment						rt Land	Ecology/Biodiversity									Other Material Considerations									
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITLES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments
0530	Loddon/Chedgrave	Loddon	land north of George Lane	15	Housing	Care	053	RPA																																							300-400 dwellings, amenity land and community facilities suggested; dwellings revised to 200 during pre-application discussions with South Norfolk Council; good access to 6 services within 800m (jun.sch./ sec.sch./ healthcare/ shops/ emp/ bus); sloping site on shallow valley side includes rough grazing partly in flood zones 2, 3a and 3b on valley floor; hedge and trees along north and west boundaries, housing to east and south; requires improved A146/ George Lane junction and site access off George Lane; minerals on site; site of archaeological interest; forms a "gateway site" but prominence from A146 to be reduced by reduced land take reflecting neighbouring densities and western boundary landscape buffer; site surrounds new health centre already built; CONCLUDE ALLOCATE PART SITE FOR 200 DWELLINGS AND PART IN VALLEY FLOOR FOR AMENITY OPEN SPACE
0731	Loddon/Chedgrave	Loddon	23 Norton Road and adj land	2.23	Housing	Reeve	053	RPA																																							67 homes potential; level grassy site part screened; 2 services access within 800m (shops and employment but the bus can also be accessed via a footpath to the town centre); poor road access.
0732	Loddon/Chedgrave	Loddon	land rear of 9 High Street	0.59	Housing	Cadge	053	RPA																																								18 homes potential; close to 6 services within 800m (inf.sch./ sec. sch./ healthcare/ shops/ emp./ bus); wooded backland site with indirect access off narrow main street; English Heritage objection to impacts on listed Grade 1 church to north and Grade 11* Loddon House to the south; forms setting to further listed buildings along western boundary; backland site development with adverse impacts on form and character:
0733	Loddon/Chedgrave	Loddon	land at Beccles Road	7.2	Housing	Cadge	053	RPA																																								216 homes potential; 5 services access within 800m (inf.sch./sec.sch./shops/ emp./bus); upper part of site prominent high valley side overlooking the town but screened by tree line from the east; requires safe access and local footway improvements; lower part of site could be an option for some 50 dwellings as a well screened internally accessed scheme avoiding frontage development on Beccles Road: CONCLUDE LOWER PART OF SITE FORMS A REASONABLE ALTERNATIVE FOR SOME 50 DWELLINGS
0742	Loddon/Chedgrave	Loddon	land west of Ex-Press Plastics, Beccles Road	0.53	Housing	Holmes	053	RPA																																								16 homes potential; 5 services within 800m (prim.sch/ sec.sch/ shops/ emp./ bus); flat vacant cleared rough grass site between stream and housing but entirely within Flood Zone 2 with parts within Flood Zones 3a and 3b; flooding, natural wildlife and English Heritage conservation area impact objections.
0971	Loddon/Chedgrave	Loddon	Land at High Road Bungay	9.02	Housing and employment	Chapman	053	RPA																																								271 homes capacity; 4 services within 800m (prim.sch./ shops/ emp./ bus); site overlaps Site A0018 current employment land allocation; rough grazing on valley slopes but one third of the site in flood zones 2 and 3a; archaeological finds and minerals on site; local objections to loss of amenity land; significant road access constraints require a new joint High Bungay Road/ site access on the A146, but there are doubts over its deliverability and viability based on employment use alone, as third party land would be required and the site is not a preferred housing site; other housing and employment sites have better services access, less flood risk and more deliverable viable access.
1112	Loddon/Chedgrave	Loddon	Land adj 1 Garden Court	0.21	Housing	Cruickshank	053	RPA																																								6 homes potential but originally public amenity space for adjacent housing as upheld by planning appeal in 1987 and housing application refusal in 1990; site sold and fenced off BUT SUBJECT TO PLANNING ENFORCEMENT INVESTIGATIONS; northern part of site within Flood Zone 2; CONCLUDE NOT TO BE ALLOCATED DUE TO UNRESOLVED OPEN SPACE ISSUE AND OVERLAP WITH FLOOD ZONE 2; TO BE CONSIDERED UNDER DEVELOPMENT MANAGEMENT POLICIES.
1180	Loddon/Chedgrave	Loddon	Land adj. Loddon Junior School, off A146	0.46	Housing/Employment	c/o Agent	053	RPA																																								14 homes potential but employment use also requested; 6 services access within 800m (prim.sch./ sec.sch./ healthcare/ shops/ emp./ bus); prominent vacant flat grassed site raised 6 feet and more above adjacent roads and separated from nearest development by school playing field; development subject to safe access and improved A 146/ George Lane junction; development of isolated site would be contrary to local form and character.
A0018	Loddon/Chedgrave	Loddon	Land east of Low Bungay Road	7	Employment	Unknown	053	RPA																																								South Norfolk Local Plan employment land allocation; 4 services access within 800m (prim.sch./ shops/ emp./ bus); rough grazing on valley slopes but northern part to be deleted as within Flood Zone 2; local objections to loss of amenity land; road access constraints require new diverted High Bungay Road and joint site access junction on A146 but third party land requirement and lack of employment land demands raise deliverability and viability uncertainties; no employment land requirements identified by Joint Core Strategy and supporting studies albeit site promoted by owner for employment uses and housing; preferred housing sites located elsewhere in Loddon; deletion of this allocation and loss of Ex-Press Plastics site countered by re-allocation of employment sites A0019 and Z1262.
A0019	Loddon/Chedgrave	Loddon	Land at Beccles Road/A146 Junction	1.16	Employment	Unknown	053	RPA																																								South Norfolk Local Plan motel site/employment use allocation; vacant level scrubby site significantly higher than adjacent industrial estate thus requires separate safe road access from Beccles Road; forms a prominent "gateway site" to Loddon on Beccles Road and the town so requires high quality design minimising its visual impact; uses thus best limited to types of buildings required for Class B1 and B2 uses allied to boundary landscape enhancements.
Z1262	Loddon/Chedgrave	Loddon	Land adjacent to industrial estate	1.84	Employment	SNC on behalf of Burton and Dace		RPA																																								Land within South Norfolk Local Plan development boundary adjacent to general industrial development; part screened site near shallow valley floor but in flood zone 1; boundary landscape enhancements required; site owners consider land deliverable; road access available from Little Money Road; potential drainage to nearby watercourse; 15m exclusion zone around pumping station at northern end of site; site of archaeological interest; suitable for allocation for employment uses in Classes B1/ B2/ B8
0362	Loddon/Chedgrave	Chedgrave	Land at Norwich Road	1.77	Housing	Beckett	025	RPA																																								53 homes potential; sloping rough pasture site with mainly open rural character separated from remainder of village; 3 services within 800m (shops/employment/bus); development would form extension into countryside contrary to local form and character.
0832	Loddon/Chedgrave	Chedgrave	land at the Old School House	0.75	Housing	Youngs	025	RPA																																								22 homes potential; low lying sloping site including buildings/gardens/orchard site and partly in Flood Zones 2 and 3a/3b; no obvious access; 3 services within 800m (shops/employment/bus); objections from Highways Authority and owner of property included within the site; English Heritage objections to impact on conservation area and listed church; poor access, adverse impacts and flood zone issues.
0833	Loddon/Chedgrave	Chedgrave	land at adj site 362 adj Norwich Road	0.74	Housing	Jarrett	025	RPA																																								22 homes potential; wooded site on valley slopes; 3 services within 800m (shops/employment/bus); poor access visibility on inside of bend; adverse landscape impact of development contrary to local form and character.
0834	Loddon/Chedgrave	Chedgrave	land at Norwich Road	0.12	Housing	Lovick	025	RPA																																								3 homes potential or fewer due to site shape; 3 services within 800m (shops/employment/bus); highways authority objection; poor access visibility on inside of sharp bend; not natural infill site.
0937	Loddon/Chedgrave	Chedgrave	land at The Pits	0.54	Housing	Cockerton	025	RPA																																								16 homes potential; prominent sloping scrub and allotments site higher than adjacent housing and Conservation Area; English Heritage objection to adverse impact on Conservation Area and Grade 1 listed church setting; 3 services within 800m (shops/emp/bus); highways authority objection.
1104	Loddon/Chedgrave	Chedgrave	Land at Big Back Lane	7.18	Housing	Tabor	025	RPA																																								215 homes potential; prominent farmland elevated above housing to its east; 3 services within 800m (shops/employment/bus); highways authority requires improvements to Big Back Lane and provision of pedestrian and cycle access via Beauchamp Road and Proctor Road but local objections to potential road access from Beauchamp Road, Proctor Road or Big Back Lane; would meet more than the total local housing requirement but has poorer access to services than the preferred sites in Loddon.
1111	Loddon/Chedgrave	Chedgrave	Land between Big Back Lane & Norwich Road	14.21	Housing	Yeomans	025	RPA																																								426 homes potential; prominent sloping site part farmed part rough grazing divided by tree line; 3 services within 800m (shops/employment/bus); highways authority requires improvements to Big Back Lane, provision of pedestrian and cycle access via Beauchamp Road and Proctor Road but local objections to road access from Beauchamp Road, Proctor Road or Big Back Lane; site capacity far larger than local housing requirement with poorer access to services than the preferred housing sites in Loddon.
Z1201	Loddon/Chedgrave	Chedgrave	Land adj. Hill Crest, Norwich Road	0.17	Housing	Beckett	025	RPA																																								5 homes potential; undulating open farmland site crossed by power lines ; site isolated from village; development contrary to form and character; no services within 800m.

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0072	Poringland/Framingham Earl	Framingham Earl	North of Burgate Lane, opposite Brooks Meadow	3.42	Housing	Lusty	062	NPA																																						
0118	Poringland/Framingham Earl	Poringland	The Ridings	1.2	Housing	Aldiss	062	NPA																																							
0119	Poringland/Framingham Earl	Poringland	West Green Farm, Shotesham Road	0.34	Housing	Kidner	062	NPA																																							
0203	Poringland/Framingham Earl	Caistor St Edmund	The Ramblers, Caister Lane	1.12	Housing	Camidge	062	NPA																																							
0239	Poringland/Framingham Earl	Poringland	West Green Farm, Shotesham Road	7.71	Mixed Use	Kidner	062	NPA																																							
0286	Poringland/Framingham Earl	Framingham Earl	Hall Road	1.37	Housing	Lusty	062	NPA																																							
0345	Poringland/Framingham Earl	Poringland	Heath Farm	14.87	Housing	Mr J Cogman	062	NPA																																							
0387	Poringland/Framingham Earl	Stoke Holy Cross	land at The Spinney, Poringland Road, Upper Stoke	3.41	Housing	Barnard (for Mr & Mrs F A Kerr)	062	NPA																																							
0395	Poringland/Framingham Earl	Caistor St Edmund	MoD site, off Pine Loke	4.69	Housing	NOT KNOWN	062	NPA																																							
0402	Poringland/Framingham Earl	Framingham Pigot	land at Pigot Lane/Long Road	14.63	Mixed Use	Key	062	NPA																																							
0418	Poringland/Framingham Earl	Framingham Earl	land bordering Hall Road	0.11	Housing	Wellings	062	NPA																																							
0450	Poringland/Framingham Earl	Bixley	land at Norwich Road	1.74	Housing	Beazley	062	NPA																																							
0477	Poringland/Framingham Earl	Poringland	Land to the North of Heath Loke Farm	4.61	Mixed Use	Kittle	062	NPA																																							
0501	Poringland/Framingham Earl	Poringland	land at Heath Loke Farm	4.49	Housing	Woodbine	062	NPA																																							
0528	Poringland/Framingham Earl	Stoke Holy Cross	land at Chandler Road	1.52	Housing	Smith (for Mr Bales)	062	NPA																																							
0585	Poringland/Framingham Earl	Stoke Holy Cross	land at Heath Farm Poringland Road	0.27	Housing	Jackson	062	NPA																																							
0606	Poringland/Framingham Earl	Poringland	land at Bungay Road / Wash Lane	5.5	Mixed Use	Warde-Aldam	062	NPA																																							
0649	Poringland/Framingham Earl	Poringland	land at 68 Rectory Lane	0.6	Housing	Seager	062	NPA																																							

Comments

0072: Some neighbours concern over surface water drainage onto their property, but IUD shows site is low risk of flooding. Footpath on south side of Burgate Lane only. Site has raised centre with gentle slopes down to boundaries, marked by hedges, trees and ditches. Small part of site adjoining Bligh Close would balance Books Meadow on opposite side of road. Bus within 800m.

0118: sewers crossing site. IUD shows site at low risk of flooding. Slight slope down to the west. Site currently overgrown with brambles. Accessible from The Ridings (depending on Norfolk Homes development) and Boundary Way. Need to investigate viability of mineral extraction prior to development. GP; convenience store; village hall & bus; dentist within 800m.

0119: IUD shows site at low risk of flooding. During site visit impossible to judge topography as site thickly overgrown. Include frontage in development boundary. Convenience store & bus within 800m. Include part of site in development boundary.

0203: Sewers crossing site. IUD does not identify site's flood risk but site visit showed a very boggy, densely wooded site, with stream running along boundary and resident of Highland has alerted us to flood issues. No pavements on Caistor Lane. Bus & school within 800m.

0239: pumping station buffer zone and sewers crossing site. FZ2&3 reach southern tip of site but do not encroach on site. Existing 'piped water course' crosses site (SB). Open chanel preferred, as riparian landowner/s have responsibility for maintenance. IUD shows site at low risk of flooding. Site slopes into large dip in centre. Very rural aspect to village setting.

0286: water mains crossing site. IUD shows site at low risk of flooding. Bus within 800m. Very boggy site with poor access onto Hall Road due to junction. Access would need to be off The Old Rectory drive if developed.

0345: Water mains crossing the site. Large blue folder contains masterplan for 300 dwellings, consortium of landowners, lots of info re drainage. TPOs at boundary. IUD shows site at medium risk of flooding. Has spring/drainage issues in centre of site, making only north and south of site developable (Flood Defence Officer). Access via Greenacres (as per masterplan site access plan) would require CPO as occupant of no. 20 claims to own strip at end of close. Masterplan suggests access from Stoke Road, Norwich Road, Caistor Lane (TPOs to consider). Southern part of site slopes down to Stoke Road. Need to investigate viability of extracting minerals prior to development and investigate Historic Environment Record. Site has acknowledged surface water and ground water issues. Need to formalise arrangement for open water course behind properties on Norwich Road and Caistor Lane. Site would need full drainage assessment, including onsite and offsite flood risk. Suitable access to the site would need to be negotiated. GP; pub & village hall & bus; convenience store; school; dentist within 800m.

0387: IUD shows site at medium risk of flooding. Overgrown site contains derelict farm sheds, accessed by narrow PRoW footpath. Site would be backland development but if allocated with site 585 and The Spinney demolished, estate development could incorporate access onto Brickle Loke (unmade road) and via footpath adjacent to Heath Farm. Bus within 800m.

0395: Pre-app enquiry 2012/0390. IUD does not identify site's flood risk. Big mast is not part of site. Padlocked gate: 7944 combination. Agent states no soil contamination, but some concrete foundations on site, which contains derelict buildings (WWII heritage?) and very slight slope down to east. Masts are a dominant feature of site (and surrounding landscape) and could be a problem for residential use. Agent James Tanner states owner Paul Rackham would be happy to consider allocation for employment use. Viability of extracting minerals to be investigated prior to development. GP; pub & village hall & bus within 800m. Allocate for employment use.

0402: Pumping station buffer zone (Pumping station at corner of site) and water mains crossing site. IUD shows site at (part medium) high risk of flooding. Application 2011/1284 for western part of site has flood mitigation measures but foul drainage issues. Southern part of site has private well (for Manor House) & major objections likely if developed, for risk to private water supply. AWA has right to discharge water tower across site. PC are concerned about drainage. Part of site covered by application is mostly flat, arable and pasture land with water filled ditches to boundary and would be suitable. The rest of site north of Pigot Lane is less appropriate as it extends village too far into countryside. Wooded part of site south of Pigot Lane would not be suitable due to issues above, and positive contribution it makes to setting of village. Therefore allocate only area north of Pigot Lane. Need to investigate extraction of minerals prior to development and investigate Historic Environment Record. Pub & bus & village hall; convenience store; dentist; school within 800m.

0418: water mains crossing site. IUD does not show site's flood risk. TOO SMALL TO ALLOCATE. Consider with site 286. Bus within 800m. Access to site is difficult due to junction. Any development would need to be accessed by The Old Rectory drive.

0450: pumping station buffer zone and water mains and sewers crossing site. Application 2012/0405 (slightly larger site than LDF site). High pressure pipeline cuts top of site. IUD shows site at low risk of flooding. Flat site, with some ditches to boundaries and woodland at western boundary. Road noise would need to be screened. Site would extend village further into countryside on high quality agricultural land and would not balance development. Bus stop, school within 800m.

0477: Historic Environment Record to be investigated. IUD shows site at medium risk of flooding. Spoke Steve Kittle re access past 'no entry' gate top end of Norfolk Homes construction site. After construction, access possible as link road runs along boundary. Need to investigate extraction of minerals prior to development. Site slopes slightly down to east, with some trees on site and trees, fences, ditches to boundary, with views to masts to north. Site has acknowledged surface water and ground water issues. Site would need full drainage assessment, including onsite and offsite flood risk. Development of site likely to be delayed due to adjacent development. GP & bus within 800m.

0501: IUD shows site at medium risk of flooding. Site accessed April 2012 according to site 477 owner instructions, top end of Norfolk Homes construction site. After construction, access possible where Heath Loke continues. Need to investigate extraction of minerals prior to development. Site slopes slightly towards east, is completely overgrown with brambles and has some mature trees, fences and ditches to boundary. Site has acknowledged surface water and ground water issues. Site would need full drainage assessment, including onsite and offsite flood risk. Development of site likely to be delayed due to adjacent development. Library; GP; supermarket; bus within 800m.

0528: IUD does not show site's flood risk. No footpath on Chandler Road, but wide grass verges provide pedestrian refuge. Flat field containing some mature trees, with hedges to eastern and southern boundaries. Site would fill a gap in development. Bus within 800m.

0585: IUD does not show site's flood risk. Flat site in agricultural use, accessed by narrow PRoW footpath. Site would be backland development but if allocated with site 387 and The Spinney demolished, estate development could incorporate access onto Brickle Loke (unmade road) and via footpath adjacent to Heath Farm. Bus within 800m.

0606: sewers crossing site. PC are concerned about drainage. NCC Ec Dev suggest this as a good site for employment allocation. IUD shows site at part low, part medium risk of flooding. Undulating site has pond in centre and lots of trees. Current use as pasture forms attractive setting for town and public byway. Convenience store, take-away, estate agent, vet, bus stop within 800m.

0649: IUD does not show site's flood risk. Shape of site would not provide good site layout (backland development in a strip with 5m wide access). Investigated whether a small additional part of site could be included in development boundary, but access would be problematic for multiple dwellings as No 66 has a car port at boundary. School & bus within 800m.

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0772	Poringland/Framingham Earl	Poringland	Fishing lakes at Mill Close / Hillside	2.17	Open space/recreation	Gudgeon (Chair Poringland Conservation Lakes)	062	NPA																																						
0881	Poringland/Framingham Earl	Poringland	land at St Lawrence Bungay Road	0.19	Housing	Norfolk	062	NPA																																							
0947	Poringland/Framingham Earl	Caistor St Edmund	land at Heath Farm	2.05	Housing	Tayler	062	NPA																																							
1077	Poringland/Framingham Earl	Stoke Holy Cross	Land at Pine Lodge, Poringland Road	0.15	Housing/Employment	Barber	062	NPA																																							
A0021a	Poringland/Framingham Earl	Poringland	Land west of The Street	9.84	Housing	Unknown	062	NPA																																							
A0021b	Poringland/Framingham Earl	Poringland	Land west of The Street	9.32	Housing	Unknown	062	NPA																																							
A0022a	Poringland/Framingham Earl	Poringland	Land north & south of Heath Loke	0.98	Primary School	Unknown	062	NPA																																							
A0022b	Poringland/Framingham Earl	Poringland	Land north & south of Heath Loke	8.17	Recreation /open space	Unknown	062	NPA																																							
R0988	Poringland/Framingham Earl	Poringland	Land at Shotesham Road, West Poringland	19.3	Mixed use	c/o Agent	062	NPA																																							
Z1199	Poringland/Framingham Earl	Caistor St Edmund	Land west of Heath Farm, Caistor Lane	0.55	Housing	Smith	062	NPA																																							
Z1200	Poringland/Framingham Earl	Caistor St Edmund	Land at Heath Farm, Caistor Lane	8.28	Housing	Smith	062	NPA																																							

Sites Assessment Tables

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0372a	Alburgh	Alburgh	Land at Low Ditch Road	0.15	Mixed Use	Bond	002	RPA																																								Unsuitable for allocation due to small size. Detached from main settlement and suggested development boundary and any other existing development. Access by narrow country lane.		
0372b	Alburgh	Alburgh	Land at Church Farm	0.34	Mixed Use	Bond	002	RPA																																								Anglian Water identify as Red due to Cordon Sanitaire for STW. Grassed field with hedge along most of highway boundary. Main elevation of Church Farm Barn fronts site. Opposite side of road from suggested development boundary. Within 800 metres of school and bus service.		
0372c	Alburgh	Alburgh	Land at Low Road	0.3	Mixed Use	Bond	002	RPA																																								Detached from main settlement and suggested development boundary. Site unfeasible as an allocation due to form and character of the locality. On bus route, school within 800 metres.		
0372d	Alburgh	Alburgh	Land at Station Road	0.2	Mixed Use	Bond	002	RPA																																								Site is not suitable for allocation and is well removed from the main settlement and proposed development boundary. Although close to bus route, it is remote from school (over 800 metres along roads with no pedestrian facilities).		
0372e	Alburgh	Alburgh	Land at Tunbeck Road	0.2	Mixed Use	Bond	002	RPA																																								Site is not suitable for allocation and is well removed from the main settlement and proposed development boundary. Although close to bus route, it is remote from school (over 800 metres along roads with no pedestrian facilities).		
0562a	Alburgh	Alburgh	Friends Farm, The Street	0.06	Housing	Bowden	002	RPA																																								Site can be included within suggested development boundary as adjacent and to the current proposed boundary and an additional dwelling would not be out of character for the pattern of development in this part of Alburgh. No highway objection to previous planning application for a dwelling on this site. On bus route, school just over 1km from site.		
0562b	Alburgh	Alburgh	Friends Farm, The Street	0.09	Housing	Bowden	002	RPA																																								Site too small to allocate and does not relate well as extension to the proposed development boundaries in terms of the existing pattern of development. Also raises access issues. On bus route, school just over 1km from site.		
1024a	Alburgh	Alburgh	Land adjoining greentiles, Station Road	0.22	Housing	Coe	002	RPA																																								Existing bungalow currently being partially rebuilt and extended. Other than demolishing the existing property, the only option for additional development would be to the rear which would not be a satisfactory form of development. Too small to allocate and well removed from proposed development boundaries.		
1024b	Alburgh	Alburgh	Land adjoining greentiles, Station Road	0.63	Housing	Coe	002	RPA																																								Existing bungalow currently being partially rebuilt and extended with redundant farm structures and agricultural land to east. Well removed from main settlement where development boundary is proposed and over 800 metres from school along roads with no footway provision.		
0008	Ashwellthorpe	Ashwellthorpe	The Street/New Road	6.44	Housing	Johnstone	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop within 800m.		
0009	Ashwellthorpe	Ashwellthorpe	Wood Farm	2.28	Housing	Muskett	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. SEE COMMENTS SITE 710.		
0011	Ashwellthorpe	Ashwellthorpe	land at Dawn Cottage (adj Ashwellthorpe hall)	0.26	Housing	Palfrey	005	RPA																																								Cordon Sanitaire for sewage treatment works and sewers crossing site. NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. No services within 800m.		
0181	Ashwellthorpe	Ashwellthorpe	The Firs at New Road	0.24	Housing	Toothill	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Considered unsuitable for development boundary change, as excessive growth. Bus stop, pub, village hall within 800m.		
0182a	Ashwellthorpe	Ashwellthorpe	Land opp. The Orchards at New Road	0.25	Housing	Toothill	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop within 800m.		
0182b	Ashwellthorpe	Ashwellthorpe	Land betwn Brambles &Laurels New Rd	0.37	Housing	Toothill	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop within 800m.		
0219	Ashwellthorpe	Ashwellthorpe	Land North of The Street	2.95	Housing	Muskett	005	RPA																																								Water mains crossing the site. English Heritage state site could affect settings of 6 grade II buildings (Wood Farmhouse, Thatched Cottage, Wood House, Wood Farm Cottage, The Old Post Office and Peel Farmhouse). However, NO NEED FOR ADDITIONAL ALLOCATIONS. 0710got PP for 31 dwgs. Small section of site adjacent to development boundary, separated from rest of site by ditch could be suitable for one additional dwelling. However, no development boundary change, as considered excessive growth. Bus stop, pub, village hall within 800m.		
0502	Ashwellthorpe	Ashwellthorpe	land at Timber Yard, rear of 57 The Street	0.42	Housing	Reeder	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. 50m from pub; 50m from village hall; 100m from bus stop.		
0710	Ashwellthorpe	Ashwellthorpe	land at The Street	6.67	Housing	Muskett	005	RPA																																								English Heritage state due to inclusion of 3 grade II buildings (the Thatched Cottage appears to be immediately adjacent to the border of 009, and therefore within 710) the impact of large scale development here may be significant and the affect of this should be carefully considered. NO NEED FOR ADDITIONAL ALLOCATIONS. THIS site got PP for 31 dwgs, excluded from boundary until development ocurs. Site includes all of site 009, which is brownfield, but majority of this site is greenfield. Pub, village hall, bus stop within 800m.		
0807	Ashwellthorpe	Ashwellthorpe	land at New Road	0.88	Housing	Clarke	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop, pub,village hall within 800m.		
0808	Ashwellthorpe	Ashwellthorpe	land at rear of Westlands & Lothorien. New Road	0.25	Housing	Smith; Land Mark Assoc on behalf of Mr Downes	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop, pub, village hall within 800m.		
0943	Ashwellthorpe	Ashwellthorpe	land at Abel Cottage, New Road	0.65	Housing	Elliott	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710 got PP for 31 dwgs. Bus stop, pub, village hall within 800m.		
Z1228	Ashwellthorpe	Ashwellthorpe	land adj. Church Farm Barns The Street	0.3	Housing	Prior	005	RPA																																								NO NEED FOR ADDITIONAL ALLOCATIONS. 0710got PP for 31 dwgs. Considered for development boundary change, but part of site adjacent to development boundary is on wide but obscure bend in road. Access probably not safe. Also, current plot being vacant and on bend in road creates rural setting and gateway to the village. Bus stop within 800m.		
0001a	Aslacton/Gt Moulton	Aslacton	Land at Plantation Road	0.14	Housing	Hubbard	041	RPA																																								Although adjacent to development boundary, site fronts on to Plantation Road which has a rural feel disconnected to main settlements. Development of the site would therefore not relate to the form and character of the settlement.		
0001b	Aslacton/Gt Moulton	Aslacton	Land at Plantation Road	0.57	Housing	Hubbard	041	RPA																																								As above		
0078	Aslacton/Gt Moulton	Great Moulton	land at High Green	2.94	Housing	Smith	041	RPA																																								Large site very visible from railway line that if developed in its entirety would greatly exceed the level of development planned for Aslacton & Gt Moulton in the JCS. Partial development of the site as frontage development along High Green would match extended development boundaries along southern side of High Green. However, not within walking distance from school.		
0385	Aslacton/Gt Moulton	Great Moulton	land at Fox and Hounds Public House	0.29	Mixed Use	Forder	041	RPA																																								Although adjacent to development boundaries, the site is on the far side of the settlement from services and is over 1km from the bus service serving the village - the only core service within 800 metres is the shop.		
0386	Aslacton/Gt Moulton	Great Moulton	land at Fox and Hounds Public House	0.66	Mixed Use	Forder	041	RPA																																								Removed from main settlement with poor access to serivces, particularly public transport - only core service within 800 metres is the shop		
0510	Aslacton/Gt Moulton	Great Moulton	land at Sneath Farm High Green	0.1	Housing	Crosswell	041	RPA																																								Private access to side of listed building. Too small to allocate. Improving the access may not be possible, particularly in light of the setting of the listed building.		
0517a	Aslacton/Gt Moulton	Aslacton	land at Sneath Road	1.5	Mixed Use	Aldrich	041	RPA																																								No clear access to public highway other than if Site 517b is developed which would result in a level of development well in excess of what is planned for Aslacton & Gt Moulton in the JCS. Private access does exist to south-east of site from Station Road but this is heavily constrained.		
0517b	Aslacton/Gt Moulton	Aslacton	land at Sneath Road	2.25	Mixed Use	Aldrich	041	RPA																																								Partial development of the site to provide frontage development along Sneath Road is possible to match development opposite which would provide up to 10 dwellings. However, this would require removal of hedge and site is not within walking distance of school.		
0521	Aslacton/Gt Moulton	Great Moulton	land at Fox and Hounds Public House	0.38	Mixed Use	Forder	041	RPA																																								Removed from main settlement with poor access to serivces, particularly public transport		
0526	Aslacton/Gt Moulton	Aslacton	land off Pottergate Street	0.17	Housing	Harrison	007	RPA																																								2 core services are within 800 metres of the site, however access via a narrow lane.		
0540	Aslacton/Gt Moulton	Aslacton	land adj. Model Farm, Wash Lane	1.4	Housing	Hepke	007	RPA																																								Only core service within 800 metres is school. Accessed via country lane and slightly removed from main settlement of Aslacton.		
0628	Aslacton/Gt Moulton	Great Moulton	land at Cherry Trees, Woodrow Lane	0.44	Housing	Smith	041	RPA																																								No existing access from public highway other than through domestic garden of Copper Beach which is not satisfactory for development of any size.		
0629	Aslacton/Gt Moulton	Great Moulton	land at White House Farm	0.19	Housing	Wilson	041	RPA																																								Domestic garden space associated with White House Farm which could be brought into development boundary with Rosetree Farm without resulting in development intrusive into the open countryside.		
0634a	Aslacton/Gt Moulton	Aslacton	Land at Wash Lane	1.03	Housing	Humphreys and Sons	007	RPA																																								Field, detached from main settlement, on raised level from adjacent Wash Lane, which is a narrow country lane. Any development would therefore be prominent with likely access issues. Public footpaths on southern and northern boundaries.		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILIES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0634e	Aslacton/Gt Moulton	Aslacton	Land at Pottergate Street	1.44	Housing	Humphreys and Sons	007	RPA																																											
0644	Aslacton/Gt Moulton	Great Moulton	land at Station Road	0.12	Housing	Bowman	041	RPA																																											
0651	Aslacton/Gt Moulton	Great Moulton	land at Frosts Lane	0.07	Housing	Grimmer	041	RPA																																											
0662	Aslacton/Gt Moulton	Great Moulton	land at Blackmill Lane	0.48	Housing	Manser	041	RPA																																											
0680	Aslacton/Gt Moulton	Great Moulton	land at Station Road	0.3	Housing	Preston	041	RPA																																											
0709	Aslacton/Gt Moulton	Aslacton	land at The Street	0.5	Housing	Caputo & Mrs L Day	007	RPA																																											
0812	Aslacton/Gt Moulton	Aslacton	land at Church Road (Pearl Farm)	2.37	Housing	Caputo & Mrs L Day	007	RPA																																											
0813	Aslacton/Gt Moulton	Aslacton	land at The Street (Peal Farm)	0.34	Housing	Caputo & Mrs L Day	007	RPA																																											
0855	Aslacton/Gt Moulton	Great Moulton	land at Frith Way	1.88	Mixed Use	Smith	041	RPA																																											
0856	Aslacton/Gt Moulton	Great Moulton	land at Belmead Hallowing Lane	0.51	Housing	Penniston	041	RPA																																											
0857	Aslacton/Gt Moulton	Great Moulton	land at Woodrow Lane	1.5	Housing	Newberry	041	RPA																																											
0858	Aslacton/Gt Moulton	Great Moulton	land adj Ketts Farm	0.44	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
0859a	Aslacton/Gt Moulton	Great Moulton	land opposite Ketts Farm	1.54	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
0859b	Aslacton/Gt Moulton	Great Moulton	Land at Ketts Farm	0.33	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
0860	Aslacton/Gt Moulton	Great Moulton	land opposite Mill Lane	0.72	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
0994a	Aslacton/Gt Moulton	Great Moulton	Hallowing Lane	0.19	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
0994b	Aslacton/Gt Moulton	Great Moulton	Hallowing Lane	0.51	Housing	Prentice (Durrants) (For GF Cole & Son Ltd)	041	RPA																																											
1047	Aslacton/Gt Moulton	Great Moulton	Land at Broadgate Lane	1.22	Horticultural Use	Burrows	041	RPA																																											
1049	Aslacton/Gt Moulton	Great Moulton	Land at Capital Farm	0.64	Housing	Stevenson	041	RPA																																											
1115	Aslacton/Gt Moulton	Great Moulton	Land north of Greendale, off High Green	1.03	Housing	Stannard	041	RPA																																											
Z1202	Aslacton/Gt Moulton	Great Moulton	Land at rear of Hill Farm	1.21	Housing	Brookes	082	RPA																																											
Z1261	Aslacton/Gt Moulton	Aslacton	Coopers Scrapyard, Church Road		Housing	Mr T M Cooper		RPA																																											
0010	Barford	Barford	Back Lane	0.2	Housing	Norfolk	008	RPA																																											
0012	Barford	Barford	Land adj. Hadera Farm	0.12	Housing	Green	008	RPA																																											
0156	Barford	Great Melton	Turnpike Fields	1.8	Housing	Jaill	008	NPA																																											
0524	Barford	Barford	land at Cock Street	1.09	Housing	Mackintosh	008	RPA																																											
0653	Barford	Barford	land at Ivy Cottage, Cock Street	0.13	Housing	Harris	008	RPA																																											
0661a	Barford	Barford	Haulage Yard at Chapel Street	0.71	Housing	Brown	008	RPA																																											
0661b	Barford	Barford	Agricultural land at Chapel Street	11.9	Housing	Brown	008	RPA																																											
1129a	Barford	Barford	Land opp. The Hall, Cock Street	0.54	Housing	Dixon	008	RPA																																											
1129b	Barford	Barford	Land at Cock Street	0.4	Housing	Dixon	008	RPA																																											
1130	Barford	Barford	Land west of The Hall, off Church Lane	1.97	Housing	Dixon	008	RPA																																											

Service Villages

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTILITIES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
R0784	Barford	Barford	Land at the Lilacs, Church Lane	0.1	Housing	Aldis	008	RPA																																													Site owner expresses preference for 2 units on site. Parish Council SUPPORTS site. English Heritage concerned about impact on setting of church. DEVELOPMENT BOUNDARY EXTENSION. Primary school, local employment and regular bus service within 800m. Small site, screened by existing dwellings so unlikely to have adverse impact on church or river valley		
Z1242	Barford	Barford	Land south of Park Close	1.17	Housing	Tomlin	008	RPA																																												Part of the site In flood zone 3. Site accessed down narrow track, which is unlikely to be suitable to accommodate a high number of vehicular movements. Part garden land. Public Right of Way crosses site. Primary school within 800m, local employment and regular bus service over 800m. SNC Flood Defence Officer - site downstream of village and could attenuate a direct drainage to the river but southern part of site is in flood zone 2. Consulted NCC Highways on Z site - track would need to be brought up to adoptable standard which may limit viability of development		
Z1243	Barford	Barford	Land off Church Lane	0.42	Housing	Cooper	008	RPA																																												Site accessed down a narrow track, currently used by residents of adjacent Council houses. The area would need a lot of tidying up to make it an attractive development, including the back areas of the Council housing. Primary school, local employment and regular bus service within 800m. SNC Flood Defence Officer - pond to north is spring fed and could contribute to localised flooding on the playing field and adj track. Consulted NCC Highways on Z site - track would need to be brought up to adoptable standards which may limit the economic viability of development		
0318	Barnham Broom	Barnham Broom	land at Dades Farm/opposite Grove Farm	7.27	Housing	Merrick	009	RPA																																												Village hall, school, bus stop within 800m. Very large site, separated from village by small plot of open space. Site currently provides rural setting for village.		
0484	Barnham Broom	Barnham Broom	land off Mill Road	0.19	Housing	Thompson	009	RPA																																												Cordon Sanitaire for sewage treatment works and sewers crossing the site. Half of site in FZ3, entire site in FZ2. Shop & bus stop within 800m.		
0494	Barnham Broom	Barnham Broom	land at 86 Norwich Road	0.18	Housing	Hayter	009	RPA																																											Sewers crossing the site. Site could accommodate 1 or 2 dwellings at surounding density. Access via Lincoln's Field. Village hall, school, bus stop, shop within 800m. Development boundary change to include all adjacent gardens.		
0600	Barnham Broom	Barnham Broom	land adj Kirrin, Norwich Road	1.74	Housing	Claydon	009	RPA																																											Village hall, school, bus stop, shop within 800m. Access solely via long narrow lane (alternative lane adjacent to Shipnta but no agreement to use it).		
0814	Barnham Broom	Barnham Broom	land at Rush Green Farm, Bell Road	5.92	Housing	Allen	009	RPA																																											Water mains crossing the site. English Heritage state there is a II* park, Kimberley Park, 1.5km south of this site. While some distance away and in part screened by woodland, the potential for impact on the setting of the park should be considered in later stages and taken into account in detailed site design. Site is over road from development boundary and in Grade II agricultural land zone. PC state beyond footpath extent. Not adjacent to any other development, and agricultural use contributes to rural setting of village. Pub, shop, bus stop within 800m.		
0986	Barnham Broom	Barnham Broom	Land at Rush Green Road, Bell Road	6.7	Housing	Allen	009	RPA																																											Cordon Sanitaire for sewage treatment works (affects top end of site only). English Heritage state there is a II* park, Kimberley Park, 1.5km south of this site. While some distance away and in part screened by woodland, the potential for impact on the setting of the park should be considered in later stages and taken into account in detailed site design. About one third of site (nearest road) is in Grade II agricultural land zone, and agricultural use contributes to rural setting of village. PC state beyond footpath extent. However, part of site is adjacent to existing development. Pub, shop, bus stop within 800m.		
1165	Barnham Broom	Barnham Broom	Land at 71 Norwich Road	0.36	Housing	Heasman	009	RPA																																											No comments from Children's Services but site immediately adjacent to school. No site checklist (emailed 9/2/12). During visit became apparent that some family conflict re developing site and lack of interest in pursuing development of several dwellings here. Family want one additional dwelling, but redundant barns could be converted. Access around barns/listed building is narrow and would be unsuitable for several dwellings. School, bus stop, shop, pub, village hall within 800m.		
Z1218	Barnham Broom	Barnham Broom	Land at Pockthorpe Loke	0.39	Housing	Ewles	009	RPA																																											No site checklist. Visit discovered unsuitable access and context for development (agricultural buildings/caravans on neighbouring site). Village hall, school, bus stop within 800m.		
0003	Bergh Apton	Alpington	Mill Road	0.3	Housing	Duffin	003	RPA																																											Consider as part of Bergh Apton. Would extend linear pattern of development along Mill Road away from village towards Hellington. Distant from services in Bergh Apton (over 1km from village hall and shop) and Alpington (over 900 metres from school).		
0015	Bergh Apton	Alpington	Between The Gardens and Corner House	0.22	Housing	Nicholls	003	RPA																																											Gap in existing linear development. Not suitable to allocate due to size of site but within proposed development boundaries. School at Alpington within 800 metres.		
0433	Bergh Apton	Bergh Apton	land off Church Road	1.32	Housing	Garnham	011	RPA																																											Site is detached from any existing cluster of development within Bergh Apton, although it is relatively close to the recently completed affordable housing scheme and existing housing on Church Road. Distant from most services with only bs service within 800m.		
0434	Bergh Apton	Bergh Apton	land off Cookes Road	1.71	Housing	Garnham	011	RPA																																											Site is on opposite side of Cookes Road to village hall and within 800 metres of shop and bus service. The site could be developed to provide frontage development onto Cookes Road and The Street as part of a new development boundary including existing adjoining development. Highways may object due to suitability of local highway network, however this concern applies to all sites in Bergh Apton.		
0435	Bergh Apton	Bergh Apton	land at Church Road	0.82	Housing	Hooper	011	RPA																																											Adjacent to existing housing on Church Road and recently completed affordable housing scheme, however distant from most services with only bus service within 800 metres.		
0515	Bergh Apton	Alpington	land at Mill Road	0.86	Housing	Newman	003	RPA																																												Development of whole site would be out of character with linear form of development along Mill Road. Frontage development considered under site 003		
0801	Bergh Apton	Alpington	land at Hedgerows Mill Road	0.07	Housing	Rallison	003	RPA																																												Garden space to dwelling already shown as within suggested development boundary. Could accommodate an additional dwellling without substantially intruding into the break in development given the existing boundary treatments. Too small to allocate but is included in the suggested development boundary.		
0806	Bergh Apton	Alpington	land at Nichols Road	0.12	Housing	Cole	003	RPA																																												Detached from main settlement. Close to a small historic grouping of dwellings, any new development here is likely to be detrimental to their setting and intrusive into the open countryside. School and bus service within 800 metres.		
0816	Bergh Apton	Bergh Apton	land at Sunnyside	0.08	Housing	Wilcox	011	RPA																																												Detached from main settlement, and a considerable distant from services in Beigh Apton other than bus service.		
0923	Bergh Apton	Bergh Apton	land at Mill Road	0.13	Housing	Castleton	011	RPA																																												Site is located within Hellington which is not designated for development within the JCS. Highways likely to object due to suitability of local highway network.		
1023	Bergh Apton	Bergh Apton	Land at Cooke's Road	0.24	Housing	Cooper	011	RPA																																												Not suitable for allocation, but could be suitable for inclusion within a new development boundary only if site 434 is allocated.		
Z1203	Bergh Apton	Bergh Apton	Land west of St Martin's Church, The Street	0.38	Housing	Parfitt	011	RPA																																												Attached to small cluster of development to south but otherwise surrounded by open countryside. Within 800m of village hall, shop and bus service. Could accommdate 5 dwellings. Not adjacent to any proposed development boundary so any allocation would need to include a new boundary. Highways may object due to suitability of local highway network, however this concern applies to all sites in Bergh Apton.		
Z1248	Hellington	Bergh Apton	Land adj. Green Pastures Nursery, Mill Lane	0.64	Housing	Debbage	003	RPA																																												Relates more to the settlement of Hellington which is not designated for further development in the JCS		
Z1220a	Bramerton	Bramerton	Easthill Lane	0.48	Housing	Blake	014	NPA																																												Access down a narrow country lane. Development would extend into open countryside. Village hall almost opposite and bus service within 800 metres.		
Z1220b	Bramerton	Bramerton	Opp. Easthill House	0.27	Housing	Blake	014	NPA																																												Access down a narrow country lane. Development would extend into open countryside. Village hall almost opposite and bus service within 800 metres.		
Z1220d	Bramerton	Bramerton	adj.Heathergate Sutlingham Rd	0.44	Housing	Blake	014	NPA																																												Part of larger field with open boundaries on highway frontages. Although on edge of village, does infill between existing development. On bus route, village hall and recreation ground within 800 metres.		A lack of footway and no ability to provide one without removing on the trees on the site frontage has resulted in the site being deemed unsuitable in terms of highway access and safety. Insufficient viability information has been provided to demonstrate that the site is deliverable.
Z1220e	Bramerton	Bramerton	adj. The Barn & Hall Farmhouse	0.18	Housing	Blake	014	NPA																																											Within historic grounds of listed building. Too small and constrained to consider as an allocated site.		
Z1247	Bramerton	Bramerton	Land adj. Sharon, Framingham Lane	0.28	Housing	Perfitt	014	NPA																																												Field adjacent to bungalow at edge of village - would extend into open countryside. On narrow lane and distant from services. Hedge on western boundary. Some trees on highway frontage.		
Z1266	Bramerton	Bramerton	Church Farm, The Street		Mixed use			NPA																																												Site has existing permission for mixed use of B1 uses and 8 live-work units. Could accommodate a couple of additional units. Brownfield site, close to bus service.		
0019	Brooke	Brooke	Norwich Road	10.93	Housing	Wood	017	RPA																																												Large open field detached from main settlement, development of which would clearly not be in keeping with the form and character of Brooke. On bus route into Norwich but shop and school are over 800 metres from site.		
0218a	Brooke	Brooke	Land at High Green Farm	0.92	Housing	Spurgeon	017	RPA																																												Existing farm buildings with narrow access from High Green. Any development would be slightly out of character with linear pattern of development along High Green. School, shop, pub and garage within 800 metres.		
0218b	Brooke	Brooke	Land at Park Farm	1.7	Housing	Spurgeon	017	RPA																																												Site given permission for use as an equestrian centre. Access only available off B1332 which would result in the site feeling detached from the main settlement. Via Park Farm, school, shop and, pub and agarage within 800 metres.		
0218c	Brooke	Brooke	Land at western boundary of High Green	5.92	Housing	Spurgeon	017	RPA																																												Majority of site would be difficult to access, but possibility for development of southern portion of site accessed from High Green. However, this site is much further from all core services than development of either site 351 or 352 with only school within 800m from High Green frontage.		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTILITIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0351	Brooke	Brooke	Norwich Road	14.68	Housing	Wood	017	RPA																																									Development of entire site would deliver development well beyond that planned for Brooke in the JCS. However, a small allocation for frontage development along Norwich Road, to match a similar allocation in Site 351 which would move the northern entrance to the village slightly to the north could deliver some of the planned growth in a location that is relatively close to core services (shop, pub, garage and school within 800m) as well as employment opportunities at Brooke Industrial Park just over 1km to the north. English Heritage object to this site, but as a whole referring to an erosion of the linear character of the village which would not be the case if developed in this manner.		
0352	Brooke	Brooke	Land off Norwich Road	8.54	Housing	Wood	017	RPA																																								Development of entire site would deliver development well beyond that planned for Brooke in the JCS. However, a small allocation for frontage development along Norwich Road, to match a similar allocation in Site 351 which would move the northern entrance to the village slightly to the north could deliver some of the planned growth in a location that is relatively close to core services (shop, pub, garage and school within 800m) as well as employment opportunities at Brooke Industrial Park just over 1km to the north. English Heritage object to this site, but as a whole referring to an erosion of the linear character of the village which would not be the case if developed in this manner.		
0639	Brooke	Brooke	land to rear of Burgess Way	0.65	Housing	Burden	017	RPA																																								No access available to site without third party land. Development with site 352 would result in a level of development far larger than planned in the JCS. English Heritage object to this site.		
0779	Brooke	Brooke	land south of Mereside	1.71	Housing	Marsden	017	RPA																																								Access may be possible through Mereside; no pedestrian provision on Henstead Lane. Relatively close to core services (bus service serves The Meres, school and shop within 800 metres). Would be a sensitive site to develop given Conservation Area location and prominence in views across valley on approach to village from Seeting - English Heritage have strongly objected to development of the site.		
0959	Brooke	Brooke	land at Howe Pits, Norwich Road	4.74	Employment	Hovey Oak Square architectural design	017	RPA																																							Distant from development boundary of Brooke but already an established employment location. Anglian Water score state Cordon Sanitaire issue but not proposed for residential development.		
1010	Brooke	Brooke	Builders Yard at Welbeck	0.42	Housing	Knight	017	RPA																																							Although just within 400m of the existing development boundary, this site is remote from services and also is partly within flood risk zones 2 and 3.		
1012	Brooke	Brooke	Land at Littlebeck Farmhouse	0.79	Housing	Wormall	050	RPA																																							Site well removed from main settlement of Brooke and accessed by narrow country lanes.		
0329	Broome	Broome	Yarmouth Road	0.78	Housing	The Ditchingham Estate	020	RPA																																							Site is entirely within a County Wildlife Site. On bus route, with shop 800 metres via Green Lane.		
0440b	Broome	Broome	Land at Yarmouth Road	0.45	Housing	Horton	020	RPA																																							Site is entirely within a County Wildlife Site. On bus route, with shop 800 metres via Green Lane.		It has been demonstrated that this site has little ecological value and therefore can be considered as not part of the CWS. Suitable for allocation for 5 dwellings.
0440c	Broome	Broome	Land adj. 39 Yarmouth Road	1.85	Housing	Horton	020	RPA																																							Site is entirely within a County Wildlife Site. On bus route.		
0685	Broome	Broome	land at Loddon Road	4.66	Mixed Use	Church	020	RPA																																							Development of the entire site would be greatly in excess of development planned for in the JCS. Site could be partially developed along Sun Road, although this part of Broome feels detached from the main settlements of Broome and Ditchingham and has an attactive rural character that is likely to be adversely affected by residential development of any size. Bus service runs along Sun Road, Ditchingham School is just under 800 metres but Loddon Road between the site and Rider Haggard Way on which the school is located is almost entirely without any footways.		The site does not have footway links to Yarmouth Road and therefore dweveloprment of the site would result in highway safety concerns.
0775	Broome	Broome	land at Yarmouth Road	1.2	Mixed Use	Church	020	RPA																																							Part of larger field. Row of trees along highway boundary. Developing the site would extend the edge of the settlement north-eastwards into open countryside. On bus route, but pub only service within 800 metres. Reduce size to allow provision for 5 dwellings.		
0822a	Broome	Broome	Land at Yarmouth Road	0.38	Housing	Austin (Broome Parish Council)	020	RPA																																							Site is part of existing field with hedgerow along most of street frontage, other than an existing dwelling at the south-western end of the site. It forms the only remaining gap in development along the southern side of Yarmouth Road. Extremely close to Flood Zones 2 and 3 on south-eastern boundary. Site is on bus route, but pub is only other service within 800 metres of site.		Site no longer being promoted.
0822b	Broome	Broome	Land at Yarmouth Road	2.02	Housing	Austin (Broome Parish Council)	020	RPA																																							Site is entirely within a County Wildlife Site. Site is on bus route, but pub is only other service within 800 metres of site.		
0822c	Broome	Broome	Land at Yarmouth Road	0.69	Housing	Austin (Broome Parish Council)	020	RPA																																							Site is entirely within a County Wildlife Site. On bus route, with shop 800 metres via Green Lane.		
1003	Broome	Broome	Land at the rear of 80 Yarmouth Road	0.1	Housing	Edwards	020	RPA																																							Too small to allocate and to include within development boundaries would invite a whole series of backland proposals along this section of Yarmouth Road.		
1017	Broome	Broome	Land rear of 74 Yarmouth Road	0.07	Housing	Read	020	RPA																																							Too small to allocate and to include within development boundaries would invite a whole series of backland proposals along this section of Yarmouth Road.		
1028	Broome	Broome	Land to rear of 179 Yarmouth Road	0.18	Housing	Neilson	020	RPA																																							Narrow access between dwellings from Yarmouth Road that would be unsuitable to support new residential development. Bus service along Yarmouth Road is only core service within 800 metres.		
Z1192	Broome	Broome	Land at Yarmouth Road	0.94	Housing	Smith	020	RPA																																							Site is within Flood Risk Zones 2 & 3. Although on a bus route, the only other service within 800 metres is a pub. Would extend the edge of the settlement north-eastwards into open countryside.		
0020	Bunwell	Bunwell	Rectory Lane	0.24	Housing	Le May (for J S Lining)	018a	RPA																																							English Heritage state site contains a grade II farmhouse - its setting should be taken into account and treated with care. No site checklist, but site boundary change request Nov 2011. No contact from Mr Liming since 2005. Shop, post office & bus stop within 800m.		
0026	Bunwell	Carleton Rode	Bunwell Street	1.15	Housing	Collett	018a	RPA																																							water mains crossing the site. English Heritage state site contains a grade II house - its setting should be taken into account and treated with care. Odd shaped site, would be difficult to make a sensible layout. Local garage, bus; post office; shop within 800m.		
0314	Bunwell	Bunwell	The Street	1.56	Housing	Love (for SPB Agriculture)	018a	RPA																																							SEE SITE 956A FOR COMMENTS.		
0315	Bunwell	Bunwell	The Street	0.16	Housing	Love (for Mrs J Tonkin)	018a	RPA																																							NO CONTACT SINCE 2005 OR BEFORE. Very narrow access to backland development. Inappropriate to form and character of village.		
0316	Bunwell	Bunwell	Rectory Road	0.3	Housing	Love (for SPB Agriculture)	018a	RPA																																							NO CONTACT SINCE 2005. Removed from development boundary. Inappropriate to extend development this far into countryside.		
0317	Bunwell	Carleton Rode	Mile Road	0.24	Housing	Love (for Mrs J Tunmore)	018a	RPA																																							NO CONTACT SINCE 2005. Small site removed from development boundary.		
0416	Bunwell	Bunwell	land adjoining Lilac Farm Bunwell Street	0.66	Housing	Prentice (Agent)	018a	RPA																																							water mains crossing the site. SEE 1029 FOR COMMENTS.		
0708c	Bunwell	Carleton Rode	Land at Bunwell Street	1	Housing	Laurie	018a	RPA																																							Flat site, exposed open farmland. Hedges and ditches to boundary. Bus stop; post office within 800m. Only frontage development appropriate here, and front of site suitable for approx 4 dwellings only, therefore too small to allocate.		
0824	Bunwell	Bunwell	land at Wymondham Road	0.12	Housing	Overall	018a	RPA																																							Over 1km from development boundary; too remote.		
0829	Bunwell	Carleton Rode	land at Meadowley, Bunwell Street	0.22	Mixed Use	Hudson	018a	RPA																																							Ec Devt cannot see a role for employment allocation. Bus stop; post office within 800m. Site was inaccessible (gates) on visit, but access deemed unsuitable for additional housing.		
0956a	Bunwell	Bunwell	Land at Burton's Farm, Bunwell Street	1.01	Housing	Brown	018a	RPA																																							Access between No 48 & Burton's Farm is quite narrow at 5m. Site is too large for number of dwellings needed in village and would be backland development. 300m to post office & bus stop; 500m to shop.		
0956b	Bunwell	Carleton Rode	Land at Mears Corner, Mile Street	1.01	Housing	Brown	018a	RPA																																							Flat site with hedges to boundary. Some construction materials stored on site (for roadworks?). Site feels disconnected from village services, but: bus stop; garage within 800m. Would be excessive ribbon development.		
0956c	Bunwell	Bunwell	Land at Wymondham Road	1	Housing	Brown	018a	RPA																																							269m from development boundary and not well connected to settlement. Flat site, open countryside. Bus stop, garage within 800m.		
1029	Bunwell	Bunwell	Land at Great Green, Bunwell Street	0.35	Housing	Brand	018a	RPA																																							Water mains crossing the site. Flat site, level with road and adjacent to new affordable housing. Development here would close gap which helps to establish rural setting for village. Bus stop; shop; post office within 800m. Transport consider site to be remote from settlement, but are unlikely to object for 6 dwellings.		

Service Villages

Sites Assessment Tables

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1056	Bunwell	Bunwell	Land at Wymondham Road	0.8	Housing	Laurie	018a	RPA																																											
R0190	Bunwell	Bunwell	Land at Rectory Lane	0.07	Housing	c/o Agent	018a	RPA																																											
Z1191	Bunwell	Bunwell	Land at Bunwell Street	0.56	Housing	Catchpole	018a	RPA																																										
Z1236	Bunwell	Bunwell	Land adj. Green Farm House, Bunwell Street	0.92	Housing	Richard Long Group	018a	RPA																																										
Z1237	Bunwell	Bunwell	Land opp. Haylock Close, Bunwell Street	4.07	Housing	Richard Long Group	018a	RPA																																										
Z1246	Bunwell	Bunwell	Land at Lilac Farm, Bunwell Street	0.57	Housing	Gedge	018a	RPA																																										
0605	Bunwell	Bunwell	land at Wood Lane, Burwell Hill	0.99	Housing	Smart	018b	RPA																																										
0748a	Bunwell	Bunwell	Land at Low Common, left of Park Farm	0.3	Mixed Use	Barnes	018b	RPA																																										
0748b	Bunwell	Bunwell	Land at Low Common, right of Park Farm	0.1	Mixed Use	Barnes	018b	RPA																																										
0758	Bunwell	Bunwell	land at Low Common	0.13	Housing	Bowden	018b	RPA																																										
0826	Bunwell	Bunwell	land at Church Lane	0.12	Mixed Use	MW Scott deceased	018b	RPA																																										
1132	Bunwell	Bunwell	Allotment land at The Turnpike	0.42	Housing	Atkins	018b	RPA																																										
R0825	Bunwell	Bunwell	Land adj. Chtuch Farm House, Church Lane	6.39	Housing	Easton	018b	RPA																																										
0027	Carleton Rode	Carleton Rode	land opposite Church Farm	0.85	Housing	Brown	023a	RPA																																										
0197	Carleton Rode	Carleton Rode	Telegraph Farm	1	Housing	Cogman (for Messrs. P & A Jackson)	023a	RPA																																										
0254	Carleton Rode	Carleton Rode	Telegraph Farm	0.49	Housing	Bond (for Messrs P & A Jackson)	023a	RPA																																										
0255	Carleton Rode	Carleton Rode	Telegraph Farm	0.62	Housing	Messrs & A Jackson	023a	RPA																																										
0410	Carleton Rode	Carleton Rode	land at Church Road	0.15	Housing	Hewett	023a	RPA																																										
0486	Carleton Rode	Carleton Rode	Land at Little Paddocks, Bevan Close	2.19	Housing	Batchelder	023a	RPA																																										
0857	Carleton Rode	Carleton Rode	land at The Rectory	0.76	Housing	Marshall	023a	RPA																																										
0999a	Carleton Rode	Carleton Rode	Land west of Rode Lane	4.27	Housing	Felgate	023a	RPA																																										
0999b	Carleton Rode	Carleton Rode	Land east of Rode Lane	1.85	Housing	Felgate	023a	RPA																																										
0999c	Carleton Rode	Carleton Rode	Land at Flaxlands Road	4.9	Housing	Felgate	023a	RPA																																										
0708a	Carleton Rode	Carleton Rode	Land at Hall Road	0.24	Housing	Laurie	018a	RPA																																										
0708b	Carleton Rode	Carleton Rode	Land at Hall Road	0.1	Housing	Laurie	018a	RPA																																										
0195	Carleton Rode	Carleton Rode	Upgate Farm	0.38	Housing	Wright	023b	RPA																																										
0196	Carleton Rode	Carleton Rode	Upgate Farm	0.29	Housing	Wright	023b	RPA																																										
0617	Carleton Rode	Carleton Rode	land at Cooks Garage, Cooks Corner	0.2	Housing	Cook	023b	RPA																																										
0743	Carleton Rode	Carleton Rode	land at Upgate Street	0.73	Housing	Allcock	023b	RPA																																										
Z1251	Carleton Rode	Carleton Rode	Land south of Venture Farm, Upgate Street	1.74	Housing	Gilchrist	018a	RPA																																										
0054	Dickleburgh	Dickleburgh	Rectory Road	0.65	Mixed Use	SNC	031a	RPA																																										
0056	Dickleburgh	Dickleburgh	Langmere Road	5.54	Housing	Willby (Martin Bailey Hopkins Homes)	031a	RPA																																										
0207	Dickleburgh	Dickleburgh	Land at Ipswich Road for development	0.67	Housing	Baskerville (for M Williamson)	031a	RPA																																										
0213	Dickleburgh	Dickleburgh	Chapel Road	0.57	Mixed Use	Draper (deceased)	031a	RPA																																										
0332a	Dickleburgh	Dickleburgh	Land off Norwich Road	0.44	Housing	Prewer	031a	RPA																																										

Service Villages

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0332b	Dickleburgh	Dickleburgh	Land off Norwich Road	3.8	Housing	Prewer	031a	RPA																																											
0357	Dickleburgh	Dickleburgh	West of The Street at Chapel Farm	1.97	Housing	Pym	031a	RPA																																											
0456	Dickleburgh	Dickleburgh	plot A17 Common Farm, Common Road	0.08	Housing	Davies	031a	RPA																																											
0525	Dickleburgh	Dickleburgh	land off Langmere Road	0.16	Housing	D'Avila	031a	RPA																																										
0656	Dickleburgh	Dickleburgh	land adj Ipswich Road	2.61	Housing	Rankine	031a	RPA																																										
0663	Dickleburgh	Dickleburgh	land at Harleston Road	1.4	Mixed Use	Croner	031a	RPA																																										
0674a	Dickleburgh	Dickleburgh	Land between Bridge Farm and Pensby Lodge	1.51	Housing	Prewer	031a	RPA																																										
0674b	Dickleburgh	Dickleburgh	Land at Bridge Farm	1.08	Housing	Prewer	031a	RPA																																										
0674c	Dickleburgh	Dickleburgh	Land east of Bridge Farm	9	Housing	Prewer	031a	RPA																																										
0749a	Dickleburgh	Dickleburgh	Land north of Rectory Road East	1.7	Housing	Prewer	031a	RPA																																										
0749b	Dickleburgh	Dickleburgh	Land south of Rectory Lane East	1.67	Housing	Prewer	031a	RPA																																										
0749c	Dickleburgh	Dickleburgh	Land south of Rectory Lane West	1.94	Housing	Prewer	031a	RPA																																										
0749d	Dickleburgh	Dickleburgh	Land behind 133 Rectory Road	4.26	Housing	Prewer	031a	RPA																																										
0749e	Dickleburgh	Dickleburgh	Land behind 53 Rectory Road	3.47	Housing	Prewer	031a	RPA																																										
0754a	Dickleburgh	Dickleburgh	Land north of Harvey Lane	1.23	Housing	Hill	031a	RPA																																										
0754b	Dickleburgh	Dickleburgh	Land at Harvey Lane/Ipswich Road	4.37	Housing	Gowing	031a	RPA																																										
0754c	Dickleburgh	Dickleburgh	Land at Norwich Road	2.04	Housing	Hill	031a	RPA																																										
0765	Dickleburgh	Dickleburgh	land at Hall Lane / Common Road	0.58	Mixed Use	Wilby	031a	RPA																																										
0841	Dickleburgh	Dickleburgh	land at Orchard Farm, Ipswich Rd	0.31	Housing	Atkins	031a	RPA																																										
1054a	Dickleburgh	Dickleburgh	Land adj. Hall Moor Cottage (North), Norwich Road	0.27	Housing	Baldry	031a	RPA																																										
1054b	Dickleburgh	Dickleburgh	Land adj. Hall Moor Cottage (South), Norwich Road	0.16	Housing	Baldry	031a	RPA																																										
1062	Dickleburgh	Dickleburgh	Land adj. Willowdene, Semere Green Lane	0.52	Housing	Mason	031a	RPA																																										
1068	Dickleburgh	Dickleburgh	Land at Ipswich Road	2.98	Housing/Employment	Williamson	031a	RPA																																										
1092	Dickleburgh	Dickleburgh	Land at The Beeches, Norwich Road	1.92	Employment	Sparkes	031a	RPA																																										
1093	Dickleburgh	Dickleburgh	Chapel Road Allotments	0.4	Amenity	Sparkes	031a	RPA																																										
1094	Dickleburgh	Dickleburgh	Land at Norwich Road Allotments	0.39	Amenity	Sparkes	031a	RPA																																										
1095	Dickleburgh	Dickleburgh	Land adj. Oak Cottage, Harvey Lane	0.34	Housing	Sparkes	031a	RPA																																										
R0842	Dickleburgh	Dickleburgh	Allotment land off Langmere Road & Hall Lane	0.06	Housing	Curtis	031a	RPA																																										
Z1195	Dickleburgh	Dickleburgh	Land at Common Farm	1.25	Housing	Webster	031a	RPA																																										
0061	Ditchingham	Ditchingham	Loddon Road (north west of)	0.74	Housing	Bloomfield	020	RPA																																										
0062	Ditchingham	Ditchingham	Scudamore Place	1.13	Mixed Use	SNC	020	RPA																																										
0328	Ditchingham	Ditchingham	Loddon Road	1.72	Housing	The Ditchingham Estate	020	RPA																																										
0440a	Ditchingham	Ditchingham	Land off Tunneys Lane/Loddon Road	1.72	Housing	Horton	020	RPA																																										

Service Villages

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0579	Ditchingham	Ditchingham	Tunney's Lane field	3	Housing	Shirley (for others)	020	RPA																																									Large field which if developed in its entirety would give a level of development greatly in excess of what is planned for in the JCS. There would also be a flood risk issue with development in the north of the site. Partial development of the site accessed from Waveney Road, Hamilton Way or Millfield Close or a combination of these roads, is possible and would be close to the school. It would also be relatively unintrusive into the open countryside given the existing surrounding pattern of development.		
0580	Ditchingham	Ditchingham	land at Low House Tunney's Lane	0.39	Housing	Gray	020	RPA																																								Large dwelling and curtilage. Adjacent to existing settlement on its rear boundary but feels detached due to its frontage and access onto Tunneys Lane. Could be consdiered as an extension to the development boundaries if Site 440a / 328 were to be allocated.		
0778	Ditchingham	Ditchingham	land at Thwaite Road	3.47	Mixed Use	Church	020	RPA																																								Large field which rises in levels from the junction of Thwaite Road and Tunneys Lane. Detached from main settlement. School and bus service within 800 metres. Anglain Water state within Cordon Sanitaire.		
0780	Ditchingham	Ditchingham	land at Norwich Road	1.52	Mixed Use	Church	020	RPA																																								Existing field with hedge on boundary with B1332. Site notably detached from main settlement, on bus route but remote from main settlements.		
1060	Ditchingham	Ditchingham	Land at Lamberts Way	0.16	Housing	Highton	020	RPA																																								Site could only come forward with site 061 given access constraints - see site 061.		
Z1252	Ditchingham	Ditchingham	Land at St Aidens, 1 Yarmouth Road	0.33	Housing	Arnolds	020	RPA																																								Redevelopment of site would require demolition of listed building or development that would severely affect its setting		
0064	Earsham	Earsham	Lodge Field	0.89	Housing	Freeman	022	RPA																																								Field surrounded by existing development on all boundaries except open boundary with highway and therefore effectively infill development within existing settlement. Within 800 metres of school and bus route, as well as village hall and pub by road with possible opportunity for more direct footpath link via Church Path. Likely to require footway provision along School Road between site and Queensway where there is currently only a grass verge.		
0065	Earsham	Earsham	Bull Field	1.12	Housing	Freeman	022	RPA																																								Field surrounded by development on all sides other than the north where it is bounded by the A143. Access currently is via Marsh Lane. Marsh Lane (south of the A143) is a narrow unpaved track, from which access to the site passes close to dwellings and private amenity space. It is therefore highly unlikely that an access for an allocated site would be acceptable from Marsh Lane, whilst a development accessed from the A143 is unlikely to be acceptable in Highways terms and would not relate well to the existing settlement. School, bus service, pub and garage are within 800 metres.		
0285	Earsham	Earsham	Land off School Road	3.91	Housing	Lusty	022	RPA																																								Site consists of former playing field and agricultural land to rear. Part of site is within Flood Risk Zones 2 & 3. Other than the closest part of the site to School Road, development of the site would be intrusive into the open landscape. Adjacent to school and within 800 metres of bus service and other services including pub and village hall, however, so may be suitable to develop front portion of site only which may also not generate the same capacity concerns.		
0347	Earsham	Earsham	'Little Mead'	0.86	Housing	Boyce	022	RPA																																								Site is partially within Flood Zones 2 and 3. It is detached from village, relatively remote from services (school is within 800 metres, but large sections without footway provision) and would significantly impact on the open valley floor landscape if developed.		
0485	Earsham	Earsham	land at Sunrise, Church Road	0.18		Talbot	022	RPA																																								Thick hedge on all highway boundaries already gives the impression that this is part of the settlement and site could possibly accommodate one additional dwelling without being intrusive into the open landscape. School just within 800 metres, and on bus route. Can be considered as an alteration to the development boundary.		
0929	Earsham	Earsham	Land at the Playing Field	2.82	Mixed Use	Earsham Estate	022	RPA																																								Anglian Water score site as red as at least part of the site is in the Cordon Sanitaire on the opposite side of the A143. The site is also currently used as recreation space within the village and therefore any development of the site would not be acceptable without satisfacotry replacement facilities.		
0930	Earsham	Earsham	land at the Bypass Field	3.55	Mixed Use	Earsham Estate	022	RPA																																								Development of the entire site would greatly exceed envisaged level of development for Earsham but could partially develop north-eastern end of site adjacent Dukesway development. This may change if the Parish Council's desire to relocate the village hall and facilities to this site was progressed. Further from school than sites 64 and 285. Hedge along south-eastern boundary and partly hedged boundary with A143.		
1102	Earsham	Earsham	Land at the Bowling Green	0.29	Housing	Pearce	022	RPA																																								Site used for recreation facilities which would need to be satisfactorily provided elsewhere - Earsham Parish Council have an ambition to relocate facilities to site 930.		
1103	Earsham	Earsham	Land at The Village Hall	0.17	Housing	Pearce	022	RPA																																								Site used for Village Hall which would need to be replaced with satisactory facilities in a suitable location elsewhere - Earsham Parish Council currently have an ambition to relocate facilities to site 930. In any event, this site is within the existing development boundaries for Earsham and is not proposed to change this.		
0075	Geldeston	Geldeston	land between Estate and West End	1.65	Mixed Use	Barker	039	RPA																																								Site is on valley side but relief of land and hedge on northern site boundary should mean site can be developed without having an impact on views across the valley or the setting of the village from Yarmouth Road. Access should be possible as an extension of Kell's Way. English Heritage object due to the setting of the village and the Taylor & Green properties, but this could be mitigated by a senistively designed development, as could Anglian Water's concern about the pumping station to the south of the site. No more than 10 houses.		
0076	Geldeston	Geldeston	land above Kells Estate	0.88	Mixed Use	SNC	039	RPA																																								Playing field in prominent position at top of hill. Development should not be considered unless alternative provision is proposed elsewhere. In any event, the prominence of this site is likely to raise concerns.		
0272	Geldeston	Geldeston	land below footpath to West End	1.58	Mixed Use	Barker	039	RPA																																								Site is in flood risk area and would required convoluted access though site 75 and around the pumping station. Would also relate poorly to existing pattern of development.		
0448	Geldeston	Gillingham	land at Norwich Road/Gillingham Road	16.93	Mixed Use	Bramley	039	RPA																																								Large sections of site including parts that relate to the existing pattern of development are in flood risk zones leaving only areas that are difficult to access and poorly related to the existing development.		
0604a	Geldeston	Geldeston	Land off Heath Road	2.38	Housing	Dowson (Geldeston) LTD	039	RPA																																								Development of site would be accessed from narrow country lane and would not relate well to existing linear pattern of this part of the village. Significant rise in levels from existing development of The Street would result in any development of the site being overly prominent.		
0604b	Geldeston	Geldeston	Land behind Wherry Inn	0.31	Housing	Dowson (Geldeston) LTD	039	RPA																																								Site would be difficult to access and not of sufficient size to allocate.		
0604c	Geldeston	Geldeston	Land behind village hall	0.07	Housing	Dowson (Geldeston) LTD	039	RPA																																								Within development boundaries. Not large eough to allocate so no change proposed.		
1054	Geldeston	Geldeston	Land between Farthing Green & The Street	0.78	Housing	Ashfield	039	RPA																																								Access to this site is by a small narrow access further constrained by differences in levels. Any development of this site would also be at a much higher level than houses along The Street resulting in dominance.		
0990a	Gillingham	Gillingham	Norwich Road	2.78	Housing	Bramley	039	RPA																																								South-western portion of site is in flood risk area which prevents development of the site through site 448 from relating to the existing settlement. Development of this site only would have to be accessed from the A146 which is unlikely to be acceptable in Highway terms and would not relate well to the existing settlement.		
0990b	Gillingham	Gillingham	Norwich Road	0.7	Housing	Bramley	039	RPA																																								Site within flood risk areas preventing any satisfactory development.		
0991	Gillingham	Gillingham	Norwich Road	2.3	Housing	Bramley	039	RPA																																								Site within flood risk area preventing any satisfactory development.		Further information has been provided to demonstrate that a large part of this site is actually in Flood Risk Zone 1. This portion of the site is therefore suitable for allocation for 10 dwellings.
0992	Gillingham	Gillingham	Norwich Road	0.7	Housing	Bramley	039	RPA																																								Development of this site would be prominent in views from passing traffic on A146. Access to the site would be difficult to achieve unless the car park to the village hall could be relocated and it is not clear as to whether this could be delivered.		
0080	Hales	Hales	Land at Briar Lane	0.31	Housing	Stone	043	RPA																																								Briar Lane is a very narrow lane that is not stuiable for accessing new development of any size. Other option is to develop with site 561 but this would result in development exceeding that planned for Hales & Heckingham in the JCS. Policy wording would be required if site were to be expanded to over 1ha as on a mineral resource.		
0082	Hales	Hales	School Lane	0.28	Housing	Jarvis	043	RPA																																								School Lane is a very narrow lane that is not suitable for accessing new development of any size.		
0561	Hales	Hales	Open space Nth of Yarmouth Road	4.29	Mixed	Warde-Aldam (Ravingham Estate Trustees)	043	RPA																																								Large depression in south-east corner of site resulting in signficiant change in levels from Yarmouth Road. However small estate development accessed from south-west corner of site is possible, which would infill gap between main settlement and Hales Hospital site. Development boundary could then be extended to include Hales Hospital site and adjoining properites.		
0682	Hales	Hales/ Heckingham	land at Briar Lane	1.75	Housing	Smith (Peter Frost Trustee for Landowner)	043	RPA																																								Briar Lane is a verry narrow lane not suitable for new development of any size.		
1099	Hales	Hales	Land at B1136/A146 Junction	0.3	Housing	Gilder	043	RPA																																								Commercial site within existing development boundaries. Too small to allocate. Residential development raises issues of loss of employment however as within development boundaries already this is a Development Management issue.		
0087	Hempnall	Hempnall	Fairstead Lane	1.57	Mixed Use	Lee (for Mr Moore & Mr Crummet)	045	RPA																																								Site relatively close to services (on bus route, within 400m of school and shop), however would require removal of at least part of hedge on Broaden Lane frontage and provision on footway(s) along Broaden Lane between site and Fairstead Lane / The Street junction). English Heritage object to this site which would need to be overcome by sensitively designed development.		
0089	Hempnall	Hempnall	Alburgh Road, Hempnall Green	0.28	Housing	London	045	RPA																																								Not within or close to main settlement of Hempnall and remote from services.		
0090	Hempnall	Hempnall	Millfields	0.46	Mixed Use	SNC	045	RPA																																								Site in prominent position on side of valley. Narrow and constrained access. Development of the site would project out in to open countryside.		

Service Villages

Sites Assessment Tables

| | | | | | | | | | Location Principles | Existing Land Use Policy | | | | | | | | | | | | Undeveloped Land | Landscape/Townscape/ Historic Environment Designations | | | | | | Current Land Use | Ecology/Biodiversity | | | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | | | |

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (LUTITILES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0101	Little Melton	Little Melton	land south Mill Road/Ringwood Close	1.8	Housing	Futter	052	NPA																																										Flat site in peaseful location, bounded on 2 sides by residential development, trees on third side, allotments on southern boundary. Site currently used to keep horses and adds to rural character of village. Allocating would impact on rural character of the village, but with 619a would allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; village hall; school; pub within 800m.		Highways Authority have advised there are constraints on the local highway network that will limit the scale of development on the preferred sites. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility, private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, part of the site has potential for 20 dwellings, but as this site has a bigger potential impact on the form and character of the village than site 619a, both from Mill Road and from the allotments, it is no longer preferred.
0102a	Little Melton	Little Melton	Gibbs Close	11.98	Housing	Kemp	052	NPA																																								Children's Services concerned developing this site could feter school expansion if needed. SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Unable to access site as gate locked. Entire (revised) site too large to be compatible with village. Considering smaller section to south-west, vehicle access via Gibbs Close necessary as School Lane would be problematic as poor visibility. Local resident reports flooding and waterlogging at bottom of the field (southern end of site). Transport would find site acceptable if suitable access achieved from Gibbs Close. Due to size of site, village hall, bus stop; pub; school & shop within 800m. Smaller south-western section MAY be suitable for up to 20 dwellings although road access from Gibbs Close makes a very long cul-de-sac.		
0102b	Little Melton	Little Melton	School Lane North	2.51	Housing	Kemp	052	NPA																																								Water mains cross site. SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints on development arising from topography. Slight adverse effects from nearby land uses. A47 is close and there is a feel of being in the open countryside. This is compounded by the open space this site affords. There is development both sides, but no footpaths. Shop & bus stop within 800m.		
0102c	Little Melton	Little Melton	School Lane South	3.23	Housing	Kemp	052	NPA																																								SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints on development arising from topography. Slight adverse effects from nearby land uses. A47 is close and there is a feel of being in the open countryside. This is compounded by the open space this site affords. Only development on this side of the road is Manor Farm Barns. Shop & bus stop within 800m.		
0103	Little Melton	Little Melton	Land North of School Lane	1.37	Housing	Cole	052	NPA																																								Children's Services concerned developing this site could feter school expansion if needed. Site ownership and boundary as defined on 9/1/12 was contested as site now includes a second dwelling. Site promoter amended site plan to exclude original dwelling and curtilage which has now been sold. Remainder of site contains pinch-point outside No 7 restricting type of access possible through this site. Village hall, bus stop; school; pub; shop within 800m.		
0104	Little Melton	Little Melton	Gibbs Close	2.74	Housing	Timewell Properties	052	NPA																																								SHLAA: Generally level site with no constraints upon development arising from topography. Technical work undertaken to demonstrate viability and Timewell Properties are considering application for up to 20 dwgs & claim junction has been assessed to have capacity for a further 60 dwgs. Site bounded by trees/hedges in peaceful residential area with access off Gibbs Close. Mostly flat site with recent felling of several small trees. Combined with site 103, 102a, Z1245 would allow access from 2/3 points onto Gibbs Close and 1/2 points onto School Lane. however, this would be for significant number of dwellings, too many for services to support. Village hall; bus stop; school; pub within 800m.		The Highway Authority advise there are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. Small estate development on this site may be acceptable, but would intrude into landscape to some extent.
0105a	Little Melton	Little Melton	Land at Mill Road	1.78	Housing	Evans-Lombe Esq	052	NPA																																								Site is accessed via Mill Road past village hall, which is very narrow. Flat site in very open countryside. Local concern about access via Mill Road. Village hall; bus stop; school within 800m.		
0105b	Little Melton	Little Melton	Land at School Lane	0.09	Housing	Evans-Lombe Esq	052	NPA																																								Sewers cross site. SITE TOO SMALL TO ALLOCATE (3 DWGS). Site's current use as allotments contributes to rural nature of settlement and is a local amenity. Village hall; bus stop school; pub within 800m.		
0106	Little Melton	Little Melton	west of School Lane	9	Housing	Lonsdale	052	NPA																																								Sewers cross site. TPOs on site boundary. Northern part of site in Southern Bypass Protection Zone. Access is poor as road is narrow country lane. Highways would object. Would erode gap towards Hethersett.		
0237a	Little Melton	Little Melton	West of School Lane	1.72	Mixed Use	Lonsdale	052	NPA																																								Sewers cross site. TPOs on site boundary. Site is in Southern Bypass Protection Zone. Very boggy on site visit, shape not conducive to development consistent with village form and character. Shop; bus stop; pub; school within 800m.		
0237b	Little Melton	Little Melton	North of Braymeadow Lane	15.17	Mixed Use	Lonsdale	052	NPA																																								Sewers cross site. Very large site, in Southern Bypass Protection Zone. TPOs on boundary. Development would erode gap between LM and Hethersett. Bus stop; school; pub; shop within 800m.		
0257	Little Melton	Little Melton	Land adj. Green Lane	4.00	Employment	Kemp LTD	052	NPA																																								Water mains cross site. Ec Devt would not support employment allocation at this site. SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Site is not well related to rest of village and would erode gap between LM and Hethersett. Shop & bus stop within 800m.		
0411	Little Melton	Little Melton	land at Burnthouse Lane	0.21	Housing	Downes	052	NPA																																								Site (and adjacent site 419) separated from development boundary. Little Melton Road has limited visibility due to raised verges. Highways would object. Difficult to see topography of site as unable to access (densely wooded copse). Bus stop; school; pub within 800m.		
0419	Little Melton	Little Melton	land facing Burnt House Lane	0.21	Housing	Steele	052	NPA																																								Site (and adjacent site 411) separated from development boundary. Little Melton Road has limited visibility due to raised verges. Highways would object. Difficult to see topography of site as unable to access (densely wooded copse). Bus stop; school; pub within 800m.		
0421	Little Melton	Little Melton	land at Little Melton Road, Beckhithe	0.86	Housing	Viscito	052	NPA																																								Highways would object. Site in Hethersett parish, but doesn't relate to either Hethersett or Little Melton very well. Bus stop & school within 800m.		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILIES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0619a	Little Melton	Little Melton	Land at Ringwood Close	1.65	Housing	Grady	052	NPA																																							Sewers cross site. English Heritage state devt could have impact on setting of GII* Church of St Mary & All Saints across open fields to north west of site and harm to setting of church should be avoided. They state more information needed to assess scale of adverse impact; may object to the principle of development here. However, church is separated by two fields. Landscaping needed to western boundary to avoid hard edge and mitigate impact. Lots of support from local residents, and support of PC. Allocate with 1080 & 101 to allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; school; pub; village hall within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. Access via Ringwood Close seems an appropriate extension of existing development. Entire site would be too large for 20 dwellings but would allow landscaping required for screening from church, and would allow potential ecological constraints of southern part of site to be accommodated. Gt Melton Rd has grass verge refuge for pedestrians but no footpath. Ecological value of southern part of site needs to be assessed but northern part of site can accommodate 20 dwellings with minimal impact on form and character of village.
0619b	Little Melton	Little Melton	Land at The Brambles, Great Melton Road	0.21	Housing	Townroe	052	NPA																																						Sewers cross site. Unable to access on site visit. PC originally supported but in 2011 stated 619a could provide 30dwgs so 619b not now needed. Transport state that if safe access can be made, they would not object.Allocate with 619a, 1080 and 101 to allow a coherent development with alternative access points from Ringwood Close to Mill Road. Bus stop; school; pub; village hall within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, the site is not needed to supplement 619a, and the ecological and potential highway constraints make the site far less suitable than 619a.
0873	Little Melton	Little Melton	land at Burnthouse Lane	0.58	Housing	Thurtle	052	NPA																																						Site is scrub land, adjacent to arable farmland. Looks fairly level, on edge of settlement, not very central. Burnthouse Lane has some grass verge for pedestrian refuge but in some areas none. Bus stop; school; pub; village hall within 800m.		
0874a	Little Melton	Little Melton	land at School Lane	0.6	Housing	Gorton	052	NPA																																						Access to site is narrow lane up a hill. Overlaps with Site 874b. Site slopes downhill N-S. Access makes site unsuitable for allocation. Shop & bus stop within 800m.		
0874b	Little Melton	Little Melton	land at School Lane	0.2	Housing	Gorton	052	NPA																																						Access to site is narrow lane up a hill. Overlaps with Site 874a. Site slopes downhill N-S. Access makes site unsuitable for allocation. Shop & bus stop within 800m.		
0984	Little Melton	Little Melton	Land adj training ground	17.96	Housing	Kemp Ltd	052	NPA																																						SHLAA: Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Slight adverse effects from nearby land uses. A47 immediately adjacent. Not well related to settlement.		
1072	Little Melton	Little Melton	Land at Elm Farm, The Street	6.6	Housing/Employment	Margallian	052	NPA																																						Water mains cross site. Original site acts as a break in the development along School Lane, helping to define the rural character of the settlement with hedgerow, distant view to farm buildings screened by trees along driveway. Only pedestrian access is possible from Braymeadow. Theoretical access possible from Burnthouse Lane or School Lane, but latter would require removal of some of hedge for visibility splay. Footpath exists on north of School Lane. Burnthouse Lane has some grass verge refuge for pedestrians but in some areas none. Site seems flat, bordered by hedges & trees. Development on School Lane would impact on form and character of the village. Development on Burnthouse Lane would have less impact on listed building and character of village. Pub; school; village hall; bus stop; shop within 800m.		
1080	Little Melton	Little Melton	Land at Glenhaven, Great Melton Road	0.41	Housing	Alborough	052	NPA																																						Transport originally considered unsuitable (site did not connect with any roads) then stated that if safe access can be made, they would not object. Allocate with 619a, 619b and 101 to allow a coherent development with alternative access points from Ringwood Close and Mill Road. Bus stop; village hall; school; pub within 800m.		There are constraints on the local highway network that will limit the scale of development on the proposed preferred site. Specifically the School Lane/Burnthouse Lane junction side road visibility is substandard on both side road junctions in terms of Manual for Streets, due to property boundaries. This is particularly the case to the west of the junction where a property wall and hedge reduce a driver's view. Whilst in principle, it is possible to improve visibility; private land is likely to be required. Therefore in the absence of improvement the scale of the allocation should constrained to 20 dwellings to avoid unacceptable increases in traffic on the School Lane/Burnthouse Lane junction. In this context, the site is not needed to accommodate this level of growth, and could not be accessed other than via another site.
Z1245	Little Melton	Little Melton	Land rear of Gibbs Close	0.78	Housing	Lofty	052	NPA																																						Could not access on site visit, but appears could be combined with 104 or 102a and would need to be accessed via one of these sites. Sewers crossing western corner of site. M&W consulted, not in consultation area. Considered with site 104. Transport would find site acceptable if suitable access achieved from Gibbs Cbse. Allocating with 104, 103, 102a would allow access from 2/3 points onto Gibbs Close and 1/2 points onto School Lane. However this would be for significant number of dwellings, too many for services to support. Village hall; bus stop; school; pub within 800m.		
0112	Mulbarton/Braccon Ash	Mulbarton	Orchard adjacent to Paddock Farm	2.34	Housing	Preston	058	NPA																																						SHLAA: not convinced that residential development is desirable or achievable on this site. Some modest amount of low density, non-intrusive development perhaps. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout. Generally level site with no constraints upon development arising from topography. Current use = agriculture. English Heritage state devt here would harm conservation area. Also consider impact on setting of listed building. Ec Devt state site could be suitable for small employment base. Site visit confirms use as orchard. Would probably need site 274 for access. A flat site, overlooking the farm shop. Farm shop; bus stop; employment at pub; employment at playgroup within 800m. Transport do not support site.		
0113	Mulbarton/Braccon Ash	Mulbarton	Adjacent to The Common	1.94	Housing	Preston	058	NPA																																						SHLAA: Difficult to see how development of this site would enhance conservation area. Development could urbanise current semi-rural setting in this area of Mulbarton. Permission to convert Richmond Lodge from a dwelling to a six-bed care home (2002/0160). Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Multiple ownership, actively promoted. English Heritage state devt here would harm conservation area. Farm shop; bus stop; employment at pub; employment at playgroup; employment at garage, chemist etc within 800m. Site visit showed some gentle sloping of site, which is arable field. Site too large and with limited access for large development. Unsure if alternative access available to farm residue if small part of site allocated for housing. Site is adjacent to small section of common land on west of B1113 and would be visible from the common. Transport do not support site.		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTILITIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	Other Material Considerations: ACC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0273	Mulbarton/Bracon Ash	Mulbarton	Land at Paddock Farm, North of Mulbarton	13.1	Housing	Preston	058	NPA																																								SHLAA: Not suitable. Abuts B1113, conservation area, residential properties, Church and numerous listed buildings. Adjacent Grade II* listed church, opposite Grade II listed paddock farm. Site provides key approach to Mulbarton along B1113, & setting for conservation area and church. Development on this site would be to the detriment of the area's character. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for site, subject to consideration of layout. Generally level site with no constraints arising from topography. Moderate adverse effects from nearby land uses. English Heritage state devt here would harm conservation area. Bend in B1113 is problem for visibility. If allocating whole site, could require road layout change, but would require significant development to fund. Site about 1m higher than road. Site very prominent opposite listed building, and access (study by Fordham Johns?) via new turning onto B1113 just north of St Omer Close. Transport concerned about access to school, & would not support more than 10-20 dwellings, due to footway provision. Farm shop & bus stop; employment at pub or playgroup within 800m.		
0274	Mulbarton/Bracon Ash	Mulbarton	Paddock Farm(on B1113)	0.16	Housing	Hanson (for Mr R Preston)	058	NPA																																							English Heritage state limited development here might be feasible. Mostly flat but in places uneven site, bordered on 2 sides by trees, with views through access (across Norwich Road). Small site but could form access for site 112 (potentially include also a couple of dwellings). Farm shop; bus stop; employment at pub; employment at playgroup within 800m.		
0403	Mulbarton/Bracon Ash	Mulbarton	garden allotment/B1113	0.45	Housing	Yallop (Parish Councillor)	058	NPA																																							These are working allotments, known locally as 'the swamp' (but not damp). Farm shop; bus stops; employment at pub; playgroup within 800m.Terrifying access onto B1113.		
0420	Mulbarton/Bracon Ash	Mulbarton	land at Lyltone, The Rosery	0.09	Housing	Lincoln	058	NPA																																							TOO SMALL TO ALLOCATE. Co-op within 800m. Include within development boundary, but development of site subject to suitable access.		
0437	Mulbarton/Bracon Ash	Mulbarton	land at Charem-south of The Rosary	0.08	Housing	Lane	058	NPA																																							TOO SMALL TO ALLOCATE. 700m from Co-op. Current owner/agent unknown, and site appears to disect 5 curtileges.		
0491	Mulbarton/Bracon Ash	Mulbarton	land at Willow Grange, 47 Rectory road	0.36	Housing	Demetriou	058	NPA																																							Possible adverse impacts from sewage pumping station. No services within 800m and not well connected to settlement.		
0648a	Mulbarton/Bracon Ash	Mulbarton	Land at Lodge Farm	85	Housing	Tafford Family	058	NPA																																							English Heritage state development here would harm conservation area. Enormous site, does not connect to development boundary anywhere. Well over 800m from any service.		
0648b	Mulbarton/Bracon Ash	Mulbarton	Land at Lodge Farm	26	Housing	Tafford Family	058	NPA																																							Very large site, barely connected to development boundary at south-west corner. Over 800m from services.		
0648c	Mulbarton/Bracon Ash	Mulbarton	Land at The Rosery	8.1	Housing	Tafford Family	058	NPA																																							Large site wraps around existing development at extreme south-east of village, entry point would be over 800m from nearest service.		
0648d	Mulbarton/Bracon Ash	Mulbarton	Land at Church Nursery	5	Housing	Tafford Family	058	NPA																																							Large site to south-east of village, unconnected to settlement. Over 800m from nearest service.		
0720	Mulbarton/Bracon Ash	Mulbarton	land at Rectory Lane	0.15	Housing	Thompson	058	NPA																																							TOO SMALL TO ALLOCATE. Separated from development boundary by site 941a, so could only be included in development boundary if 941a is allocated. GP; school; employment at garage, chemist etc within 800m.		
0762	Mulbarton/Bracon Ash	Mulbarton	land at Richmond Lodge	0.93	Housing	Lane	058	NPA																																							SHLAA: Difficult to see how development of this site would enhance conservation area. Development could urbanise current semi-rural setting in this area of Mulbarton. Permission to convert Richmond Lodge from a dwelling to a six-bed care home (2002/0160). Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. Multiple ownership, actively promoted. English Heritage state devt here would harm conservation area. Employment at playgroup; pub; bus stops;arm shop within 800m. 'Access to be arranged' but current owner/agent unknown. Previous owner lived on site. Owner not available during site visits (site contains several dwellings, occupied by others).		
0787	Mulbarton/Bracon Ash	Mulbarton	land off East Carleton Road	1.05	Housing	Harrod	058	NPA																																							SHLAA: development, whilst possible, would start to create ribbon development along a road that has an undeveloped and rural character. Existing PO repeater station is not obvious from road and site helps create pleasant rural approach & setting to Mulbarton. Generally level site with no constraints upon development arising from topography. Site in FZ3a. Current use = agriculture. English Heritage state development here would harm conservation area. Bus stop; GP; school within 800m.		
0975	Mulbarton/Bracon Ash	Mulbarton	land adj Old Hall Farm	1.82	Housing	Askham	058	NPA																																							English Heritage state devt here would harm conservation area. Limited access to site over private land, owner of which objects to use by general public and has sought legal advice to confirm this access is not a public right of way. Employment at playgroup; pub; chemist, employment etc; bus stops within 800m.		
0978a	Mulbarton/Bracon Ash	Mulbarton	Land at Mangreen and Mulbarton	42.98	Housing	Falcon	058	NPA																																							Very large site. Only small part included in SHLAA sites, but sites 941a, 941b withdrawn by agent. English Heritage state devt here would harm conservation area. Ec Devt state site could be suitable for small employment base. SEE COMMENTS FOR OVERLAPPING SITES 273; 941A; 941B; 978A.		
1043	Mulbarton/Bracon Ash	Mulbarton	Land at Bracon Hall Farm	3.55	Housing	Berney	058	NPA																																							Site is partially in FZ3&3 and is not connected to existing development boundary. Bus stop within 800m.		
1137	Mulbarton/Bracon Ash	Mulbarton	Land at rear of Dairy Farmhouse, Norwich Road	0.75	Housing	Clayton	058	NPA																																							Trees all around boundary of site, which is slightly sloping and has shared access down lane and across verge of the common. Very rural setting. Bus stop; employment at playgroup; pub within 800m.		
1146	Mulbarton/Bracon Ash	Mulbarton	Land off Long Lane & The Rosery	13.65	Housing	c/o Agent	058	NPA																																							Large site, overlaps SHLAA site SNC0141. Comments for SHLAA: Development of this site in conjunction with Cuckoofield Lane site would increase pressure on highway network and alter the current rural character of the site, which provides an open rural outlook to the village and existing developments. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout. Generally level site with no constraints upon development arising from topography. Co-op; GP; school within 800m. Application 2011/2093/O for 180 dwgs. Site adjacent to development boundary but would add to very concentrated development at south of village. Junction at north-west corner has visibility and capacity problems. Flat site, slightly higher than the road, drainage ditch and bounded by trees to the west, but very open countryside to south and east and provides rural setting for south-eastern part of village. Subject to suitable local footway enhancements, road improvements and a safe access being made the Highway Authority would not object. Local highway network has some constraints and may limit the scale of the allocation to around 100 dwellings, although this may be revised following detailed assessment.		
1186a	Mulbarton/Bracon Ash	Mulbarton	Land at Church View Farm, Norwich Road	0.27	Housing	c/o Agent	058	NPA																																							Comments from SHLAA for site S0143: Frontage development of high quality, which makes use of existing screening. May be acceptable but access is difficult. Wouldn't support development that extends back into site due to adverse impact on rural character of area/over development. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. English Heritage state development here might harm setting of conservation area. New owner wishes to keep sites in process but has no intention of developing. Bus; playgroup; pub; GP; school within 800m.		
1186b	Mulbarton/Bracon Ash	Mulbarton	Land at Church View Farm, Norwich Road (Extended Site)	2.76	Housing	c/o Agent	058	NPA																																							Most of site co-incides with SHLAA site SNC0143. Comments from SHLAA for site S0143: Frontage development of high quality, which makes use of existing screening. May be acceptable but access is difficult. Wouldn't support development that extends back into site due to adverse impact on rural character of area/over development. Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to consideration of layout. Generally level site with no constraints upon development arising from topography. English Heritage state development here might harm setting of conservation area. New owner wishes to keep sites in process but has no intention of developing in short-medium term. Bus; playgroup; pub; GP; school within 800m.		
Z1230	Mulbarton/Bracon Ash	Mulbarton	Land at Fairview House, Norwich Rd	0.27	Housing	Newton	058	NPA																																							Once off the Norwich Road, narrow access past derelict sheds and a domestic garage. Very rural site containing glass house. Owner's stated aim is to build 2 or 3 dwellings. Bus stop; playgroup; pub within 800m. Include south-eastern part of site (only) in development boundary.		
0016	Mulbarton/Bracon Ash	Bracon Ash	land at Hawkes Lane	1.8	Housing	Betts	012	NPA																																							PC support site, which is fairly flat but does not feel connected to village. Accessed by a very narrow lane with poor visibility. Village hall & bus within 800m.		
0023	Mulbarton/Bracon Ash	Bracon Ash	land at Poorhouse Lane	0.17	Housing	Bailey	012	NPA																																							A big shed, accessible from Leylands (owned by family member). Considered unsuitable for inclusion within Development Boundary. Village hall & bus within 800m.		
0581	Mulbarton/Bracon Ash	Bracon Ash	land at Mergate Lane	0.19	Housing	Chubb	012	NPA																																							PC support site but English Heritage would object. Not connected to settlement.		
0818	Mulbarton/Bracon Ash	Bracon Ash	land at Bracon Common	0.3	Housing	Miller	012	NPA																																							PC support site. Site is gently undulating, accessed by narrow lane and separated from Development Boundary. Village hall & bus within 800m.		
0819	Mulbarton/Bracon Ash	Bracon Ash	land at Norwich Road	5.23	Housing	Herbert/ Moore	012	NPA																																							PC support site, but English Heritage would object, due to adverse impact on setting of Mergate Hall. However, northernmost part of top site (approx 0.9ha) could be suitable for 20 dwgs. Flat site, bordered by trees, well connected to village. Allocate top part of site only. Village hall & bus within 800m.		
0935	Mulbarton/Bracon Ash	Bracon Ash	land at Thistledown, Hawkes lane	0.12	Housing	Miller	012	NPA																																							PC support site, which is fairly flat and bounded by trees. Western half of site is not proposed by landowner, as used for grazing. Consider eastern half for inclusion in development boundary, but any development proposals will have to prove suitable access. Village hall & bus within 800m.		
R0406	Mulbarton/Bracon Ash	Bracon Ash	Land at The Nurseries, Hawkes Lane	0.18		Jesney	012	NPA																																							PC support site. Unable to access on site visit. DC state not suitable for inclusion within Development Boundary. Village hall & bus within 800m.		
0116	Newton Flotman	Newton Flotman	Holland House, Ipswich Road	0.54	Housing	Cogman (for J Bridges)	060	NPA																																							School; GP within 800m, but site is separated from development boundary by A140 so access to services in the village is difficult. Original site layout was in FZ2&3 but site boundary change now excludes this part. Site vulnerable to surface water run-off (Flood Defence Officer).		

Service Villages

Sites Assessment Tables

| | | | | | | | | | Location Principles | Existing Land Use Policy | | | | | | | | | | Undeveloped Land | Landscape/Townscape/ Historic Environment Designations | | | | | | Current Land Use | Ecology/Biodiversity | | | | | | | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | | | | | | | |

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILIES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
Z1231	Rockland St Mary	Rockland St Mary	Land south of The Street	1.23	Housing	Brown	066	RPA																																								Development would be intrusive into the open countryside and not reflect the existing form and character of the village. Not clear as to how the site can be satisfactorily accessed. 3 core services within 800 metres (shop, surgery and bus service).		
0379	Roydon	Roydon	land off Fen Street, Roydon (bid 1)	0.68	Housing	Rackham & Sons Ltd	019	RPA																																								Removed from main settlement accessed down unsurfaced track. County Wildlife Site 30 metres to south of site		
0380	Roydon	Roydon	land off Fen Street, Roydon (bid 2)	2.77	Housing	Rackham & Sons Ltd	019	RPA																																								Development of site would not relate well to main settlement and would be detrimental to character of the river valley. County Wildlife Site 30 metres to south of site		
0384	Roydon	Roydon	Land at Home Farm, Hall Lane	0.15	Housing	Bowden	067	RPA																																								Detached from main settlement with poor access to services.		
0408	Roydon	Roydon	land at Brewers Green Roydon	0.74	Housing	Spurway	019	RPA																																								Site can only be accessed across common land which is a County Wildlife Site subject to a TPO. Detached from either main settlement or Baynards Green. Only service within 800 metres is bus route with limited services		
0457	Roydon	Roydon	land at White House Farm, Snow Street	0.69	Housing	Lane (for Mr Cameron)	019	RPA																																								Listed White House Farm on opposite side of road to north is very prominent within streetscene. Any significant development in this location would have a significant adverse impact on the character of the area. Only service within 800 metres is bus route with limited services		
0527	Roydon	Roydon	land at White House Farm, Snow Street	0.28	Housing	Aves	019	RPA																																								Detached from main settlement with relatively poor access to services. Only service within 800 metres is bus route.		
0690	Roydon	Roydon	land on Snow Street	1.01	Housing	Murton	019	RPA																																								Detached from both main settlement and Baynards Green, any significant development in this location would have a significant adverse impact on the character of the area. Only service within 800 metres is bus route with limited services.		
1075	Roydon	Roydon	Land between Snow Street & Swamp Lane	12.67	Housing	Murton	019	RPA																																								Comprehensive development of this site would merge the main settlement of Roydon and Baynards Green and deliver development greatly in excess of what is planned for Roydon in the JCS. Partial development would not relate well to the main settlement of Roydon due to a protected tree belt, whilst adjacent to Baynards Green would be distant from services.		
1170	Roydon	Roydon	Land at Roydon Fen, south of A1066	2.32	Mixed Use	Rackham	019	RPA																																								Site is close proximity to core services including bus and school. However, site is very prominent on entrance to Roydon from Diss and across Waveney valley. Likely to create a perception at least of eroding the gap between Diss and Roydon.		
0130	Saxlingham Nethergate	Saxlingham Green	Plummer's Lane	5.63	Housing	Findlay	069	NPA																																								Although the site is within 800 metres of two core services (bus and school), the site is removed from the main settlement of Saxlingham Nethergate and is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS.		
0132	Saxlingham Nethergate	Saxlingham Nethergate	Browns Lane	0.33	Housing	Warren	069	NPA																																								Wooded site, accessed down narrow country lane which does not relate well to existing village. 3 core services within 800 metres of site (school, surgery and bus).		
0243	Saxlingham Nethergate	Saxlingham Green	Saxlingham Green	2.27	Housing	Findlay	069	NPA																																								Removed from main settlement of Saxlingham Nethergate, the site is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS. Only core service within 800m is bus service along Saxlingham to Hempnall road.		
0244	Saxlingham Nethergate	Saxlingham Green	Hall Lane / Chequers Lane	2.29	Housing	Findlay	069	NPA																																								Although the site is within 800 metres of two core services (bus and school), the site is removed from the main settlement of Saxlingham Nethergate and is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS.		
0446	Saxlingham Nethergate	Saxlingham Nethergate	land at 6 Kensington Close	0.34	Housing	Blakey	069	NPA																																								Too small to allocate and no clear access to site. 2 core services within 800 metres of the site (surgery and bus service)		
0447a	Saxlingham Nethergate	Saxlingham Nethergate	Land adj. St Mary's Church	0.07	Housing	Emms	069	NPA																																								School and bus within 800m. Any development here will impact on the church and the churchyard and may have access issues. The site could only feasibly accommodate one dwelling and is some distance from the suggested development boundary.		
0447b	Saxlingham Nethergate	Saxlingham Nethergate	Land opposite The House, Shotesham Road	0.22	Housing	Emms	069	NPA																																								2 core services within 800 metres of the site (surgery and bus service). Access to site would need to cross roadside nature reserve. Does not adjoin existing development on south side of Shotesham Lane and would be prominent in views across valley from south.		
0447c	Saxlingham Nethergate	Saxlingham Nethergate	Land adj. The House, Shotesham Road	0.13	Housing	Emms	069	NPA																																								Adjacent to end of existing development along north side of Shotesham Lane. Would intrude into open field but may be acceptable in context of existing pattern of development. 2 core services within 800 metres of the site (surgery and bus service).		
0447d	Saxlingham Nethergate	Saxlingham Nethergate	Land adj. Nookside, Norwich Road	0.2	Housing	Emms	069	NPA																																								Adjoins end of existing development along north-eastern side of Norwich Road. Original site size was too small to allocate, but considered as a small extension to the development boundaries. Would reflect existing pattern of development but would almost certainly require the removal of large sections, if not all, of the current hedge which contributes positively the local character of the area. 2 core services within 800 metres of the site (surgery and bus service). Allocation with adjacent site subject to permission to remove hedges.		Site no longer being promoted
0447e	Saxlingham Nethergate	Saxlingham Nethergate	Land adj. Sway-Lea, Norwich Road	0.5	Housing	Emms	069	NPA																																								Site is gateway to village when approaching the village from Norwich. Logical extension to development boundaries and is coherent as an allocation with site boundary changes proposed, creating one larger site with 447d. 2 core services within 800 metres of the site (surgery and bus service).		Site no longer being promoted
0447f	Saxlingham Nethergate	Shotesham	Land at Roger's Lane/Wash Lane Junction	0.13	Housing	Emms	069	RPA																																								Remote from main settlements of either Shotesham or Saxlingham Nethergate. Only core service within 800 metres is bus service which passes the site.		
0611	Saxlingham Nethergate	Saxlingham Green	land at Green Farm	0.63	Housing	Whyte	069	NPA																																								Removed from main settlement of Saxlingham Nethergate, the site is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS. Only core service within 800m is bus service along Saxlingham to Hempnall road.		
0715a	Saxlingham Nethergate	Saxlingham Green	Land adj. Chequers Cottage	0.33	Housing	Whiteside	069	NPA																																								Removed from main settlement of Saxlingham Nethergate, the site is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS. Only core service within 800m is bus service along Saxlingham to Hempnall road. English Heritage object to this site.		
0715b	Saxlingham Nethergate	Saxlingham Green	Land at 1 Chequers Lane	0.49	Housing	Whiteside	069	NPA																																								Removed from main settlement of Saxlingham Nethergate, the site is located in the smaller settlement of Saxlingham Green which is not designated for development in the JCS. Only core service within 800m is bus service along Saxlingham to Hempnall road. English Heritage object to this site.		
0788	Saxlingham Nethergate	Saxlingham Nethergate	land off Windy Lane	3.95	Housing	Harrison	069	NPA																																								Detached from settlement and accessed down a narrow country lane. Highways likely to object to development of this site. Within 800 metres of two core services (school and bus service).		
0957	Saxlingham Nethergate	Saxlingham Nethergate	land at Pitts Hill	0.63	Housing	Draycott	069	NPA																																								Grounds of large house on edge of village. Not suitable to allocate but could be an extension to development boundaries. Within 800 metres of two core services (school and bus service)		
1031a	Saxlingham Nethergate	Saxlingham Thorpe	Land at Windy Lane	10.03	Mixed use	Francis	069	NPA																																								Large field accessed by narrow country lanes that does not relate to the existing settlement. Highways likely to object. Within 800 metres of two core services (school and bus service). Anglian Water state Cordon Sanitaire.		
1031b	Saxlingham Nethergate	Saxlingham Thorpe	Land at Windy Lane	0.73	Mixed Use	Francis	069	NPA																																								Detached from main settlement of Saxlingham Nethergate and remote from services.		
0133	Scole	Scole	Low Road	2.21	Housing	Birch	070	RPA																																								Close to centre of village, however access is down a very narrow lane (Low Road) that is not likely to be suitable to access new development of any size. Also, parts of site adjoin A140 raising noise disturbance issues.		
0134	Scole	Scole	Bridge Road	0.45	Mixed Use	Stow	070	RPA																																								Site close to centre of village but not clear how site can be satisfactotily accessed. Plan submitted shows mini-roundabout, but access into site from this point would be very narrow and constrained with potential detrimental impact on Conservation Area.		
0135	Scole	Scole	Land adjacent to The Paddocks, Bungay Road	1.9	Housing	Coles	070	RPA																																								Not clear how site would be accessed. Bungay Road has rural character on frontage of site with no footways. Development of this site is therefore likely to extend the urbanised effect eastwards along Bungay Road beyond the current village entrance effect of the corner at Rose Farm.		
0334	Scole	Scole	Bungay Road	2.27	Housing	Watts	070	RPA																																								Field with access available through Reeve Close. Development of entire site is likely to exceed level of development planned for Scole within JCS. Although extends the main settlement eastwards, it would protrude no further than the adjoining playing field to the north and is largely hidden from views from main approaches to village or longer distance views. School within 800 metres from site via Reeve Close / Ransome Avenue.		
0378	Scole	Scole	Land at Bungay Road, Scole	1.09	Housing	Rackham & Sons Ltd	070	RPA																																								Site close to centre of village but not clear how site can be satisfactotily accessed. Plan submitted shows mini-roundabout, but access into site from this point would be very narrow and constrained with potential detrimental impact on Conservation Area.		
0462	Scole	Scole	land at 1 The Terrace Low road	0.05	Housing	Nelhams	070	RPA																																								Too small to allocate. Site within development boundary.		
0537	Scole	Scole	Land at Rose Farm, Scole	1.5	Housing	Birch	070	RPA																																								Development of site with Site 631 would extend existing pattern of development from St Andrews Road / St Leonards Close development. However, development of site may result in level of development greater than that planned for Scole within JCS. Also could be prominent in views from A143. On bus route and within 800 metres of shop, however school is just over 800 metres by road (a little shorter via unsurfaced footpath to Reeve Close / Ransome Avenue).		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Existing Land Use Policy: Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Undeveloped Land: Brownfield/Greenfield	Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic Environment Designations: Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Current Land Use: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTITILIES)	Local Access to Services	Other Material Considerations: Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0565	Scole	Scole	land between Ridge House & Rose Cottage Bungay Road	0.06	Housing	Lee	070	RPA																																											
0569	Scole	Scole	land off Bungay Road Rose Farm #537	10.11	Housing	Turner (for Sir Rupert Mann)	070	RPA																																											
0631	Scole	Scole	land at Waveney House, Bungay Road	0.38	Housing	Adams	070	RPA																																										
0659	Scole	Scole	land south of Scole Lodge, Norwich Road	4.06	Housing	Adams	070	RPA																																										
0891	Scole	Scole	land at Old Norwich Road adj. Ransome Avenue	0.99	Housing	Hurry	070	RPA																																										
0968	Scole	Scole	Land at Scole	2.03	Housing	Tunmore	070	RPA																																										
1097	Scole	Scole	Land south of St Andrews Road & St Leonards Close	3.17	Housing	King-Fisher	070	RPA																																										
1106	Scole	Scole	Land at rear of Ransome Avenue & Norwich Road	12.86	Housing	Mann	070	RPA																																										
1113	Scole	Scole	Land at The garage, Norwich Road	0.92	Housing/Employment	Last	070	RPA																																										
Z1239	Scole	Scole	Land at Osmondeston, Norwich Road	0.39	Housing	Noble	070	RPA																																										
0684	Seething	Seething	land on Seething Street	0.58	Housing	Garnham	071	RPA																																										
1005	Seething	Seething	Land at Wheelers Lane	1.1	Housing	Harcombe Developments Ltd	071	RPA																																										
Z1216	Seething	Seething	Land south of Red Bungalow, Upgate Road	0.07	Housing	Burrage	071	RPA																																										
0179a	Spooner Row	Spooner Row	Land at The Bungalow Station Road	0.09	Housing	Dennison	057	NPA																																										
0179b	Spooner Row	Spooner Row	Land at The Bungalow Station Road	0.64	Housing	Dennison	057	NPA																																										
0497	Spooner Row	Spooner Row	land at Alnwick Top Common	0.34	Housing	Clarke	057	NPA																																										
0532	Spooner Row	Spooner Row	Land behind Warrenbank	0.4	Mixed Use	Browne	057	NPA																																										
0533	Spooner Row	Spooner Row	Land next to Bunwell Road	2.99	Housing	Alston and Son Ltd	057	NPA																																										
0534	Spooner Row	Spooner Row	Land off Chapel Road	0.62	Housing	Alston and Son Ltd	057	NPA																																										
0657	Spooner Row	Spooner Row	land off Queen Street	0.1	Housing	Naylor & Christine Herbert	057	NPA																																										
0658	Spooner Row	Spooner Row	land off Guilers Lane	0.2	Mixed Use	Naylor & Christine Herbert	057	NPA																																										
0894	Spooner Row	Spooner Row	land off Station Road	7.74	Mixed Use	Cullum family	057	NPA																																										
0922	Spooner Row	Spooner Row	land at School lane	0.52	Housing	Grimmer	057	NPA																																										
0967a	Spooner Row	Spooner Row	land at Spooner Row	1.6	Housing	Williams	057	NPA																																										
0967b	Spooner Row	Spooner Row	Land at Spooner Row	1.5	Housing	Williams	057	NPA																																										
0967c	Spooner Row	Spooner Row	Land at Spooner Row	2.8	Housing	Williams	057	NPA																																										
0138	Stoke Holy Cross	Stoke Holy Cross	Norwich Road, opposite Stoke church	3.24	Housing	Giddy	076	NPA																																										
0139	Stoke Holy Cross	Stoke Holy Cross	Long Lane	2.83	Housing	Malton	076	NPA																																										
0495	Stoke Holy Cross	Stoke Holy Cross	land at Tree Tops Long Lane	0.19	Housing	Williamson	076	NPA																																										
0753	Stoke Holy Cross	Stoke Holy Cross	land at Long Lane (adj. Primary School)	1.74	Housing	Kidner	076	NPA																																										
0781	Stoke Holy Cross	Stoke Holy Cross	land at Chandler Road, Highash Farm	1.17	Housing	Futter	076	NPA																																										
0895	Stoke Holy Cross	Stoke Holy Cross	land off Long Lane	11.24	Housing	Harrold	076	NPA																																										

Sites Assessment Tables

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1035	Stoke Holy Cross	Stoke Holy Cross	Land at 8 Norwich Road	0.17	Housing	Carr	076	NPA																																											
1110	Stoke Holy Cross	Stoke Holy Cross	Land east of Sherbrooke, Chandler Road	0.1	Housing	Hawkshaw	076	NPA																																											
Z1256	Stoke Holy Cross	Stoke Holy Cross	land at 133 Norwich Road	1.85	Housing	Executors & trustees BH Ford	062	NPA																																											
Z1265	Stoke Holy Cross	Stoke Holy Cross	Land south of Billinghay, Long Lane		Housing			NPA																																										
0212a	Surlingham	Surlingham	land at The Street	1.79	Mixed Use	Garrod	077	NPA																																										
0212b	Surlingham	Surlingham	land at The Street	0.2	Mixed Use	Garrod	077	NPA																																										
0333	Surlingham	Surlingham	land off the Street/The Common	0.49	Housing	Ellis	077	NPA																																										
0797a	Surlingham	Surlingham	Land at New Road	0.11	Housing	Stiff	077	NPA																																										
0797b	Surlingham	Surlingham	Land at Mill Road	0.07	Housing	Stiff	077	NPA																																										
0896	Surlingham	Surlingham	land at New Road	0.33	Housing	Jones	077	NPA																																										
0336	Swardeston	Swardeston	Land at Intwood Lane	0.15	Housing	Riches	080	NPA																																										
0549a	Swardeston	Swardeston	Land at Intwood Lane	0.28	Housing	Mapes	080	NPA																																										
0549b	Swardeston	Swardeston	Land at Intwood Lane	1.03	Housing	Mapes	080	NPA																																										
0978b	Swardeston	Swardeston/Stoke Holy Cross	Land at Mangreen and Mulbarton	48.42	Mixed Use	Falcon	080	NPA																																										
0978c	Swardeston	Swardeston/Stoke Holy Cross	Land at Mangreen and Mulbarton	11.75	Mixed Use	Falcon	080	NPA																																										
0978d	Swardeston	Swardeston/Stoke Holy Cross/Swainsthorpe	Land at Mangreen and Mulbarton	157	Mixed Use	Falcon	080	NPA																																										
0981	Swardeston	Swardeston	Land off Pond Close	0.61	Housing	Futter	080	NPA																																										
1078	Swardeston	Swardeston	Land at rear of The Laurels, Intwood Lane	0.22	Housing	Litten	080	NPA																																										
1166	Swardeston	Swardeston	Hospital Farm, The Common	0.14	Housing	Thomas	080	NPA																																										
Z1196	Swardeston	Swardeston	Land at Roadside Nurseries	4.88	146	Bobbin	080	NPA																																										
0071	Tacolneston/Forncett End	Forncett End/Tacolneston	Granville Farm, Tabernacle Lane	1.06	Housing	Earle (on behalf of Carol Sharp)	036	RPA																																										
0194	Tacolneston/Forncett End	Tacolneston	Lakes Farm	0.78	Housing	Messers (Spratt & Sons)	036	RPA																																										
0214	Tacolneston/Forncett End	Tacolneston	Land adj. The Fields	1.49	Housing	Prentice	036	RPA																																										
0215	Tacolneston/Forncett End	Tacolneston	land to east of Carpenters Farm	4.34	Housing	Prentice	036	RPA																																										
0225	Tacolneston/Forncett End	Forncett End	Land at Tabernacle Lane	1.35	Housing	Saffron	036	RPA																																										
0356	Tacolneston/Forncett End	Tacolneston	land off Norwich Road	0.52	Housing	Walton	036	RPA																																										
0383	Tacolneston/Forncett End	Tacolneston	122 Norwich Road, Tacolneston	0.11	Housing	Manning	036	RPA																																										
0442	Tacolneston/Forncett End	Forncett End	Common Road Forncett End	0.14	Housing	Gale	036	RPA																																										
0586	Tacolneston/Forncett End	Tacolneston	land west side of Norwich Road	0.75	Housing	Coston	036	RPA																																										
0640	Tacolneston/Forncett End	Forncett End	land at Tabernacle Lane	1.34	Housing	Whitelock	036	RPA																																										
0655	Tacolneston/Forncett End	Tacolneston	land south of Dovedale Road / B1113	1.13	Housing	Fox	036	RPA																																										
0689	Tacolneston/Forncett End	Tacolneston	land off Bentley Road	0.29	Housing	Scott-Brown	036	RPA																																										

Service Villages

Sites Assessment Tables

| | | | | | | | | | Location Principles | Existing Land Use Policy | | | | | | | | | | | | Undeveloped Land | Landscape/Townscape/ Historic Environment Designations | | | | | Current Land Use | Ecology/Biodiversity | | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | | |

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0006	Thurlton	Ashby St Mary	land at White House, Mill Road	0.43	Housing	Chapman	001	RPA																																												
0148	Thurlton	Thurlton	The Street	0.71	Housing	Le May	001	RPA																																												
0150	Thurlton	Thurlton	Hall Road- rear of No. 8	0.21	Housing/Employment	Cordell	001	RPA																																												
0373	Thurlton	Ashby St Mary	Land at Mill Common & land off Mill Road	1.97	Mixed Use	Gray	001	RPA																																											
0374	Thurlton	Ashby St Mary	Land at Mill Road & Norwich Road	3.37	Mixed Use	Gray	001	RPA																																											
0398	Thurlton	Ashby St Mary	land at Mill Common	0.04	Housing	Todd	001	RPA																																										
0445	Thurlton	Thurlton	land south of Vale Road	1.51	Housing	Nockolds	001	RPA																																										
1039	Thurlton	Thurlton	Land at Prospect Place	0.72	Housing	Sayer	001	RPA																																										
1053	Thurlton	Thurlton	Land at 28-30 The Street	0.17	Housing	Catchpole	001	RPA																																										
1063	Thurlton	Thurlton	Land adj. 33 Ashby Road	0.24	Housing	Byrne	001	RPA																																										
Z1219	Thurlton	Thurlton	Manor Farm Norwich Rd	0.04	Housing	Loades	001	RPA																																										
Z1232	Thurlton	Bergh Apton	Land at Prospect Place	0.40	Housing	Rudd	001	RPA																																										
0153	Wicklewood	Wicklewood	Adj. Primary School & Ashcroft project	1.26	Mixed Use	Robinson	088	RPA																																										
0298	Wicklewood	Wicklewood	The Nurseries	0.37	Housing	Cogman (for Wicklewood Nurseries)	088	RPA																																										
0394	Wicklewood	Wicklewood	land at Hospital Lane, Wicklewood	0.41	Housing	Furze	088	RPA																																										
0425	Wicklewood	Wicklewood	land east of High Street	0.7	Housing	Toothill	088	RPA																																										
0428	Wicklewood	Wicklewood	land adj. Wicklewood village hall	8.94	Housing	Hipperson	088	RPA																																										
0575	Wicklewood	Wicklewood	land at Hackford Road	0.72	Housing	Cook	088	RPA																																										
0576	Wicklewood	Wicklewood	land behind primary school	10.23	Mixed Use	Cook	088	RPA																																										
0577	Wicklewood	Wicklewood	poultry units at Vicarage Farm	0.62	Housing	Cook	088	RPA																																										
0671	Wicklewood	Wicklewood	land to rear of 11 Low Street	0.74	Housing	Furness	088	RPA																																										
0688	Wicklewood	Wicklewood	land at Church Lane	1.34	Housing	Man	088	RPA																																										
0695a	Wicklewood	Wicklewood	land fronting High Street	1.14	Housing	Seville	088	RPA																																										
0695b	Wicklewood	Wicklewood	land fronting High Street	0.35	Open Space/recreation	Seville	088	RPA																																										
0768	Wicklewood	Wicklewood	land at Milestone Lane	1.08	Housing	Whitworth	088	RPA																																										
0909	Wicklewood	Wicklewood	land at Hackford Road	0.15	Housing	Cogman & Emerson	088	RPA																																										
0911	Wicklewood	Wicklewood	land at Wicklewood nurseries site High street	3.3	Housing	Jenkins	088	RPA																																										
1019	Wicklewood	Wicklewood	Land at 13 All Saints Close	1	Housing	Smith (on behalf of Mr I P Stubbings)	088	RPA																																										
1041	Wicklewood	Wicklewood	Land at Low Street	2.23	Housing	Arole	088	RPA																																										
1142a	Wicklewood	Wicklewood	Land to rear of 49 Low Street	0.23	Housing	Greentree	088	RPA																																										
1142b	Wicklewood	Wicklewood	Land to rear of Cook's Terrace, off Low Street	2.5	Housing	Greentree	088	RPA																																										
1167	Wicklewood	Wicklewood	Poultry Houses at Low Street	1.92	Housing	Knights	088	RPA																																										
1168	Wicklewood	Wicklewood	Builder's Yard off High Street	0.11	Housing	Seville	088	RPA																																										
0157	Woodton	Woodton	land at Chapel Road - The Bedingham Estate	0.54	Housing	The Duke of Grafton	090	RPA																																										
0158	Woodton	Woodton	Suckling Place	1.84	Mixed Use	SNC	090	RPA																																										
0204	Woodton	Woodton	Sunnyside	0.92	Housing	Youngman	090	RPA																																										
0211	Woodton	Woodton	Land at Hempnall Road	0.92	Mixed Use	Holden Family	090	RPA																																										

Service Villages

Sites Assessment Tables

| | | | | | | | | | Location Principles | Existing Land Use Policy | | | | | | | | | | Undeveloped Land | Landscape/Townscape/ Historic Environment Designations | | | | | | Current Land Use | Ecology/Biodiversity | | | | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | | | | |

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Sites Assessment Tables

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Sites Assessment Tables

| | | | | | | | | | Location Principles | | Existing Land Use Policy | | | | | | | | | | | | Undeveloped | Landscape/Townscape/ Historic | | | | | | Environment | Ecology/Biodiversity | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | |

Sites Assessment Tables

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Sites Assessment Tables

									Location Principles		Existing Land Use Policy											Undeveloped	Landscape/Townscape/ Historic						Environment	Ecology/Biodiversity												Other Material Considerations															Amendment to Preferred Option	
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0323	Flordon	Flordon	Station Road	0.43	Housing	Price	035	NPA																																														PC and Highways suggest Flordon not suitable for additional housing. This site is a slither of land immediately adjacent to the railway line, with no redeeming features to make it suitable for residential use. Bus stop within 800m.		
1100	Flordon	Flordon	Land off St Michael's View	0.9	Housing	Cropp	035	NPA																																													PC and Highways suggest Flordon not suitable for additional housing. Site has narrow access along unmade road onto a residential close. Site is scrub land, sloping site with a few trees at boundary, overlooking dwellings further east along The Street (Greenways Close etc). Poor access makes site unlikely to be suitable.		
0436	Forncett St Mary	Forncett St Mary	Land at Chequers Hill	0.07	Housing	Messers H.j. Spratt & Sons	037	RPA																																													in river valley remote from development boundary and core services more than 800m away therefore not considered as sustainable.		
0637	Forncett St Mary	Forncett St Mary	land at Willow Cottage, Low Road	0.05	Housing	Lightbown	037	RPA																																														in river valley and adj to flood zone 2 remote from development boundary and any core services so not considered to be sustainable. No contact from landowner since 2005		
0707	Forncett St Mary	Forncett St Mary	land at Street Farm	0.13	Housing	Barnes	037	RPA																																														site within development boundary. In conservation area. Would support limited infill although close to FLZ2 scheduled monument record on oppositte side of road and Listed Building to south Site is 800m from bus but school further away.		
0747	Forncett St Mary	Forncett St Mary	land off Cheney's Lane	1.32	Mixed	Barnes	037	RPA																																														scheduled ancient monument record opposite. Next to listed building. More than 800m for core services so not considered to be sustainable. English Heritage concern that would be harmful to the character and appearance of the conservation area.		
1108	Forncett St Mary	Forncett St Mary	Land north of St Marys Church, Low Road	0.76	Housing	Ranson	037	RPA																																														site close to Village Hall within 800 mtr of bus service but further from school site is opposite & adj to conservation area and listed buildings There is currently no housing on this side if the highway site too large for limited infill potential would extend village into open countryside on minerals resource		
0187	Forncett St Peter	Forncett St Peter	Overwood Lane	0.33	Housing	Thacker	037	RPA																																														close to flood plain and within river valley remote from development boundary and core services more than 800m therefore not considered as sustainable. footpath runs beside site		
0587a	Forncett St Peter	Forncett St Peter	land at The Honeypot, Aslacton Road	0.27	Housing	Coltman	037	RPA																																														In river valley & flood zones 2 & 3 within 800m of core services of school + bus		
0587b	Forncett St Peter	Forncett St Peter	land at The Honeypot, Aslacton Road	0.09	Housing	Coltman	037	RPA																																														in river valley & flood zones 2 & 3 within 800mtrs of school + bus		
0634b	Forncett St Peter	Forncett St Peter	Land at Mill Road	2.34	Housing	Humphreys and Sons	037	RPA																																														site too large for limited infill within development boundary. Not adj to development boundary although within 800m of school & bus stop		
0634c	Forncett St Peter	Forncett St Peter	Land at Wash Lane	0.39	Housing	Humphreys and Sons	037	RPA																																														Site within 800m of school but bus stop at 800 mtr limit Site rmoved from development boundary and would extend built up area into open countryside		
0634d	Forncett St Peter	Forncett St Peter	Land at Aslacton Road	1.67	Housing	Humphreys and Sons	037	RPA																																														site within 800 mtr of school but bus stop at 800 mtr limit site too large for limited infill potential and in flood zones 2&3 Site on minerals resource		
0851	Forncett St Peter	Forncett St Peter	land at Wacton Road	0.15	Housing	Smith	037	RPA																																														too far from core services and development boundary to be considered as limited infill within boundary and not considered to be sustainable		
0852	Forncett St Peter	Forncett St Peter	land at Opel Acre Farm, Aslacton Road	0.27	Housing	Hornsby	037	RPA																																														site within 800 mtr of school but bus stop further than 800 mtrs site is just over 400 mtrs from boundary and in flood zones 2&3 on minerals safeguarding site		
0853	Forncett St Peter	Forncett St Peter	land at Low Road	0.45	Housing	Burns	037	RPA																																														Eastern part of site in flood zones 2&3 site is opposite a conservation area and listed building. No development boundary or housing along this side of road within 800m of school bus stop & Village Hall Comments from English Heritage - Partially within the conservation area. The pattern of development is very much linear and on the western side of the road. Development here would be incongruous and illogical.		
1058	Forncett St Peter	Forncett St Peter	Land at Tawny Farm, Station Road	0.96	Housing/Employment	Bowers	037	RPA																																													too far from core services and development boundary to be considered as limited infill within the boundary permission granted for redevelopment of oil depot opposite for 17 dwellings		
Z1209	Forncett St Peter	Forncett St Peter	Land at Mill Road/Aslacton Road	1.13	Housing	Chapman	037	RPA																																														Site too large for limited infill potential no housing on this side of road Is adj to development bounday on opposite side of highway. Close to school and bus stop but more than 800 mtrs to Village Hall would be visually intrusive in the landscape - part of site in river valley Ancient monument record noted		
0079	Haddiscoe	Haddiscoe	Manor Farm adj. A143 Beccles Road	0.27	Housing	Watson (for Haddiscoe Manor)	042	RPA																																													site too large for limited infill. Could reduce size if appropriate within 800m of core service (bus) Within Minerals & waste safeguarding site 250m. Site off main corridor of movement and prominent position in the landscape and somewhat isolated from main village		
0227	Haddiscoe	Haddiscoe	Manor Farm - adj. A143 Beccles Road	4.68	Housing	Watson	042	RPA																																													site too large for limited infill potential and adjoins development boundary at furthest point from services and would create backland development English Heritage comments Development here may have an adverse impact on the setting of the church. Development here would be out of keeping with existing form and character of the settlement On minerals & waste safeguarding site		
0313	Haddiscoe	Haddiscoe	Manor Farm - adj The Loke Road	1.77	Housing	Watson (for Haddiscoe Manor)	042	RPA																																													within 800m of Village Hall and BUS STOP site too large for limited infill potential could inlcude small part to north for road frontage within boundary but site sits at top of incline SEE also site 474 Within 250m of minerals & waste safeguarding zone		Site too large and highways consider this inappropriate location
0474	Haddiscoe	Haddiscoe	land at Manor farm Beccles Road (The Loke)	0.53	Housing	Chapman	042	RPA																																												within 800mtrs of Village Hall and bus stop. Site too large for limited infill potential could inlcude small part to north for road frontage within boundary but site sits at top of incline SEE site 313 Within 250m of minerals & waste safeguarding zone		Site too large and highways consider this inappropriate location
0539	Haddiscoe	Haddiscoe	land at Wiggs Road	9.08	Housing	Phillips P. Planning Limited, Ashlee,	042	RPA																																												majority of site in FZ 2&3 Site too large as limited infill within 800 mtrs of Village Hall, Rec & Bus service. No contact from owner since 2005 therefore deliverablity is questioned. Minerals & waste safeguarding site		
1145	Haddiscoe	Haddiscoe	Land at Mock Mile Terrace	0.03	Housing	Lawson	042	RPA																																												site close to Village Hall, Rec & Bus adj to development boundary On Minerals resource &within 250m of minerals & waste safeguarding site sits in front of Mock Mile Terrace and would obscure view		
1163	Haddiscoe	Haddiscoe	Land at Parkside, The Street	0.07	Housing	c/o Agent	042	RPA																																												site close to Village Hall, Rec & Bus adj to boundary would be backland development out of keeping with existing form within 250m Minerals & waste safeguarding site Access would be off main corridor of movement highways concerns		
0429	Hardwick	Shelton	land at Hardwick-garden plot	0.04	Housing	Ling & Mrs D Ling	073	RPA																																												site included in development boundary for limited infill limited core services(school) more than 800m although Village Hall within 800m preferred infill plot		
0938	Hardwick	Shelton	land at Corner Farm, The Street	0.12	Housing	Owen-Jackson	073	RPA																																												site adj to development boundary could be included although more than 800m from core service (school) but Village Hall within 800m. In grounds of Listed Building Would erode the gap between the two developed areas		
0095	Keswick	Keswick	Low Road	0.35	Housing	Gurney Will Trust	048	NPA																																												Anglian Water issues re pumping station & sewers crossing site. In the Southern Bypass Protection Zone . Adj to development boundary which could be extended to include frontage of site in keeping with existing form and character of the area. No public transport within 800m but hall within 800m. Site is larger than infill and therefore because within the NPA it is preferable to allocate for between 5-10 dwellings subject to Anglian Water pumping station safeguarding zone. Needs also to contrbute to upgrading of junction B1113/A140 NCC Transportation		
0397	Keswick	Keswick	land at Home Meadow, Low Rd	0.34	Housing	Jewkes	048	NPA																																											Site within 800m of village hall. No public transport within 800m. All site in flood zone 3 therefore not included in development boundary		
0635	Keswick	Keswick	land at the Shelans, Mill Lane	0.22	Housing	Gelder	048	NPA																																												Site within 800m of village hall and bus route No development boundary on this side of highway and all site in flood zone 2		
0840	Keswick	Keswick	land at Keswick Road	1.78	Housing	Cutting (for Mr & Mrs M Bear)	048	NPA																																												Not adjacent to any development boundary. Removed for settlement of Keswick Site in flood zones 2 Part site in Southern Bypass Protection Zone		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles: Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Location Principles: Settlement Boundary	Existing Land Use Policy: Existing Land Use Allocation	Existing Land Use Policy: Primary Shopping Area	Existing Land Use Policy: Central business area	Existing Land Use Policy: Area of Open Land ENV2	Existing Land Use Policy: River Valley ENV3	Existing Land Use Policy: Southern Bypass Landscape Protection Zone ENV5	Existing Land Use Policy: Protection Important Spaces (IMP3)	Undeveloped: Protected Rail Route	Undeveloped: Brownfield/Greenfield	Landscape/Townscape/ Historic: Agricultural Land Grade 1, 2	Landscape/Townscape/ Historic: Historic Park/Garden	Landscape/Townscape/ Historic: Listed Building	Landscape/Townscape/ Historic: Conservation Area	Landscape/Townscape/ Historic: Scheduled Ancient Monument	Landscape/Townscape/ Historic: Site Archaeological Interest (HER)	Landscape/Townscape/ Historic: Existing Use	Ecology/Biodiversity: Tree Preservation Order	Ecology/Biodiversity: Ancient Woodland	Ecology/Biodiversity: Protected Hedgerow	Ecology/Biodiversity: SSSI/Ramsar	Ecology/Biodiversity: County Wildlife Site	Ecology/Biodiversity: SAC/SPA	Other Material Considerations: Site contamination/pollution	Other Material Considerations: Flood Risk	Other Material Considerations: Hazardous Zone	Other Material Considerations: Public Transport Access issues	Other Material Considerations: Service Availability (UTILITIES)	Other Material Considerations: Local Access to Services	Other Material Considerations: Site Availability	Other Material Considerations: Gas Pipeline	Other Material Considerations: Oil Pipeline	Other Material Considerations: Sites on a Minerals Resource	Other Material Considerations: Mineral/Waste Safeguarding site	Other Material Considerations: Sewage treatment works safeguarding	Other Material Considerations: Article 4 Direction	Other Material Considerations: NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0946	Keswick	Keswick	land West of Ipswich Road	25	Mixed Use	Booth	048	NPA																																										Site too large for limited housing infill development under policy 16 JCS . Located across B road away from main settlement and development boundary and therefore not appropriate for housing. Just within 800m of village hall and bus stop on B1113. Requirement in JCS for small start up businesses therefore site could be allocated for light industrial/workshop type uses (B1) and to provide an access road linking B1113 to A140 at Tesco Harford. Underlying minerals resource on site safeguarding policy CS16 applies		
0973	Keswick	Keswick	land at A47 Intwood Road	10.09	Mixed Use	Liles	048	NPA																																									Site too large for limited housing infill under policy 16 JCS but is NPA village. More than 400m from development boundary and more than 800m core services at Keswick and Cringleford adj to county wildlife site.		
1007	Keswick	Keswick	Land at Intwood Road	4.11	Housing	Roper	048	NPA																																									Site too large for limited housing infill under policy 16 JCS but is NPA village. More than 400m from development boundary at Cringleford and more than 800m from core services at Keswick and Cringleford. Proposal has not suggested any provision of facilities and site is too removed from the existing built-up form of the village of Keswick. In Southern Bypass Protection Zone.		
1034	Keswick	Keswick	Land adj. Orchard Cottage, Mill Lane	0.35	Housing	A J Gurney Will Trust	048	NPA																																								Site within 800m of village hall and bus route. No development boundary on this side of highway and majority of site in flood zone 2.		
1121	Keswick	Keswick	Land off Mill Lane, rear of Eaton Gate	0.28	Housing	Bloomfield	048	NPA																																									Site within 800m of village hall and bus route No development boundary on this side of highway and majority of site in flood zone 2		
0092	Ketteringham	Ketteringham	Thickthorn adj. A11 carriageway	28.75	Employment	Unknown at this time	046	NPA																																									Flood Zone 3 bisects site, which contains SAM (two tumulii) & is within strategic gap. Petrol station, fast food outlets and P&R within 100m but have to cross A11. Site adjacent A11 and A47slip road. English Heritage would object. National Grid UK concerned at development directly beneath high voltage overhead lines. Bidwells rep 13779 site promoted for commercial/employment NOT housing. PC and Highways do not support development in Ketteringham. MOT garage (employment); waste depot; highways depot; paper recycling within 800m.		
0096	Ketteringham	Ketteringham	High Street	0.6	Commercial/ Employment	Barnes	049	NPA																																									Parish Council would object to development. Flat site. Views to north obstructed by row of Leylandi trees. Site helps to maintain rural aspect of eastern part of village. Highways do not support development in Ketteringham. MOT garage (employment) within 800m.		
0546	Ketteringham	Ketteringham	Low Street	1.21	Housing	Birch	049	NPA																																									Parish Council would object to development. Site is not visible from Low Street due to high bank. Slight slope down to High Street, where site faces wood. Open countryside only visible from NW and SW corners of plot. Could be suitable if access from High Street possible, subject to drainage. Highways do not support development in Ketteringham. MOT garage (employment) within 800m.		
0972	Ketteringham	Ketteringham	Land at Station Road	8.2	Housing	James (for Defence Estates)	049	NPA																																									Noise from rail line and A11 nearby. Maintain rail freight potential. Sloping site. Parish Council and Highways do not support development in Ketteringham. MOT garage (employment); waste depot; highways depot; paper recycling within 800m.		
A0009	Ketteringham	Ketteringham	Land at Station Lane	1.68	Rail Freight uses	Unknown	049	NPA																																									Maintain rail freight potential.		
Z1227	Ketteringham	Ketteringham	Land adj Hillbrae	0.59	Housing	Alden/Hemnell	049	NPA																																									Lots of noise from A11 and railway. Site is on a blind corner, drainage ditch to south of site. Open views north towards A11 and SW over countryside. Parish Council and Highways do not support development in Ketteringham. MOT garage (employment) within 800m.		
0872	Langley Street	Langley with Hardley	land at Norwich Road	0.34	Housing	Wright	051	RPA																																									affects a listed building in flood risk zone 2,3. Remote from core services and development boundary and therefore not considered to be sustainable. Not in Langley Street so not conforming with JCS settelemnt hierarchy		
0111	Marlingford	Marlingford & Colton	Colton Road, Marlingford	0.23	Housing	Evans-Lombe	055	NPA																																									Remote from development boundary. PC did not mention site in objections.		
1117	Marlingford	Marlingford	Land at 2 Bell Cottages, Easton Road	0.19	Housing	Knights	055	NPA																																									Garden. Site dips in centre, bounded by trees and hedges. Development boundary limited by road. Site close to Listed Buildings and County Wildlife Sites. PC supports this site. Pub within 800m.		
1118	Marlingford	Marlingford	Land south of The Old Rectory, Mill Road	0.47	Housing	Knights	055	NPA																																									Slight slope down from road. A few trees on site. Separated from development boundary by listed building. Edge of site overlaps FZ3, also FZ2 & entire site falls within County Wildlife Site. Listed Building adjacent. PC opposed to site. Pub within 800m.		
1140	Marlingford	Marlingford	Land inbetween Barford Road & Mill Road	0.97	Housing	c/o Agent	055	NPA																																									Site is flat, currently used as orchard. Access would be a problem, situated between two roads leading to crossroads. Adjacent land is locally valued open space. If site size increases over 1ha, safeguarding will apply for M&W (CS16). PC is opposed to site. Pub within 800m.		
0464	Morley	Morley St Botolph	land at Fir Grove, Deopham Road	0.43	Housing	Mackintosh	056	RPA																																									Site adj to development boundary but too large for limited infill within it. Could reduce size but site is opposite and next to listed buildings. Limited services which are very dispersed pub & school within 800m		site too large for inclusion. Development would impact on adjacent Listed Buildings
0924	Morley	Morley St Botolph	land at Church Lane (16)	0.24	Housing	Marsden	056	RPA																																									some localised flood issues raised in consultation. Site too far from boundary for limited infill.services are dispersed and only pub & school within 800m No contact with landowner since 2009 so deliverability is questioned. Would extend built up area into open countryside On minerals resource		
0925	Morley	Morley St Botolph	land at Church Lane (23)	0.23	Housing	Marsden	056	RPA																																									Site removed from development boundary and too large for limited infill. Core services are dispersed and only pub & school within 800m Development of this site would be out of keeping with form and character and would extend development into open countryside On minerals resource		
0926	Morley	Morley St Botolph	land between Rosebourne & Chesnut Lodge Deopham Road (24)	0.44	Housing	Marsden	056	RPA																																									Site too large for limited infill. Could consider smaller part of site, but no road frontage. Limited core services which are very dispersed only pub & school within 800m		
0927	Morley	Morley St Botolph	land at Chapel Road (39)	0.74	Housing	Marsden	056	RPA																																									Site too large for limited infill. Could consider smaller part of site, but no other housing on this side of road & very open rural aspect. Limited dispersed services No core services within 800m so not considered a sustainable location.		
0939	Morley	Morley St Botolph	land at Chapel Road	0.39	Housing	Ferrar	056	RPA																																									Site too large for limited infill. Could consider smaller part of site, but no road frontage and would be contrary to ribbon single plot development form of exising development pattern. Limited dispersed services only Village Hall & pub within 800m No contact from landowner since 2008 so deliverability is questionable		
0109	Morley	Morley St Peter	Home Farm, Golf Links Lane	0.29	Housing	Morter	057	RPA																																									site too far from existing boundary for limited infill & remote from any core services other than Village Hall not close to built up area of village therefore not considered to be sustainable		
0645	Morley	Morley St Peter	land at Hill Road	0.69	Housing	Murphy	057	RPA																																									site too large for limited infill but could consider smaller part - Village Hall within 800m but no core services within 800m although near to Breckland Council area and Besthorpe Village which has bus connection. No contact from landowner since 2005 so deliverability of site is questionable		
0876	Morley	Morley St Peter	land at Whipple Trees, Hill Road	2.58	Mixed Use	Downes	057	RPA																																									site too large for limited infill & over 800m from village services therefore not considered sustainable in terms of Morley village. However on borders with Breckland area and services within Besthorpe village. Having taken account of Brecklands LDF it is not proposed to alter the development boundary in this location.		
0877	Morley	Morley St Peter	land at Attleborough Road	0.36	Housing	Harvey	057	RPA																																									site too far from existing boundary for limited infill & over 800m from village services although on borders with Breckland area and services within Besthorpe village refer Breckland LDF		
0961	Morley	Morley St Peter	land at Golf Links Road	0.27	Housing	Tubby	057	RPA																																									site too far from existing boundary for limited infill & remote from core services and therefore not considered to be sustainable. Not close to built up area of village		
0114	Needham	Needham	Whitehouse Farm, High Road	0.23	Mixed Use	Prentice	059	RPA																																									site too large for limited infill within boundary but preference is to incorporate part of the site into the development boundary although consideration needs to be given to nearby listed buildings. Only pub within 800m and bus stop just over 800 away within river valley		
0349	Needham	Needham	Inclusion of land in Needham-sth of dev boundary	0.21	Housing	Howard	059	RPA																																									site not adj. to development boundary to be considered for limited infill part in FZ2 &3 and in river valley only pub within 800m and Bus stop more than 800m away development here would extend built up are into open countryside		

Sites Assessment Tables

Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV5	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTTILIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0350	Needham	Needham	Inclusion of land in Needham-sth of dev boundary	0.44	Housing	Howard	059	RPA																																							site not next to boundary to be considered for limited infill site edge in FZ2 & 3 and in river valley only pub within 800m only pub within 800m Bus stop more than 800m away and development here would extend built up are into open countryside		
0360	Needham	Needham	Needham Nurseries, High Road	3.94	Housing	Jenkins	059	RPA																																							site too large for limited infill schedule monument record on and adj to site next to County Wildlife Site could impact on listed buidlings in frontage Within 800m of bus stop No contact from landowner since 2005 so deliverability is questioned. Minerals safeguarding site		
0391	Needham	Needham	Land for development at Miles House	0.25	Housing	Long	059	RPA																																							site in river valley and adj to FZ 2 & 3 within 800m of pub no other services nearby. Development here would elongate village to south into open countryside		
0401	Needham	Needham	land at High Rd Needham	0.7	Housing	Whattam & Mrs M Craven	059	RPA																																							site in river valley opp Village Hall & church (listed building) Site too large for inlcusion into boundary but could be reduced to include northern part, footpath along southern end of site - impact on Listed Buildings and setting of the church Core service (bus) within 800m would affect rural character of this part of the village therefore not the preferred option.		Site would be detrimental to rural character.
0481	Needham	Needham	land fronting High Road A143	2.26	Mixed Use	Holbeach Properties	059	RPA																																						Flood Zone 3 within site. Site too large for limited infill adj to historic landfill areas and only one core service within 800m Minerals safe-guarding site		
0557a	Needham	Needham	Land at 11 High Road	0.36	Housing	Tavner	059	RPA																																						site in river valley no development currently on this side of road although development boundary opposite. Site if included in boundary would extend village northwards.Within 800m of village hall and Bus adj. To historic landfill site		
0557b	Needham	Needham	Land at 11 High Road	0.32	Housing	Tavner	059	RPA																																						Site in river valley behind 557a would be backland development which is out of keeping with current form and character of this settlement-too removed from boundary to be limited infill Within 800m of village hall and Bus adj. to historic landfill site		
0670	Needham	Needham	land at High Road	0.54	Housing	Sitch	059	RPA																																						site too far from boundary to be considered for limited infill site abutts FZ2 & 3 and in river valley only pub within 800m No other core services nearby		
0706a	Needham	Needham	land at High Road	0.3	Mixed Use	Prentice	059	RPA																																						site sits behind Listed Building. If developed would be backland development which would be out of keeping with existing linear form. Considered north part of site with access from Mill Lane but very narrow lane access would be difficult Village Hall & bus within 800m in centre of settlement		
0706b	Needham	Needham	land at High Road	0.33	Mixed Use	Prentice	059	RPA																																						site has scheduled monument record within. Too large for entire site to be included in boundary as limited infill Site just within 800m of Village Hall & bus Extends development into open countryside and toward A143 Already enough better infill opportunites identified		
0706c	Needham	Needham	land at High Road	0.12	Mixed Use	Prentice	059	RPA																																						part site within development boundary to accommodate one dwelling. Access off Mill Lane very narrow and difficult Within 800m of core services centrally lovcated in village		
0706d	Needham	Needham	land at High Road	0.11	Mixed Use	Prentice	059	RPA																																						site within preferred development boundary. Site has Listed Building either side and therefore any development proposals need sensitive consideration.		
0721	Needham	Needham	land at 58 High Road	0.77	Housing	Martin	059	RPA																																						front of site within boundary. Site is narrow strip behind exising dwelling. All site is designated County Wildlife Site- footpath runs along NE perimeter Development here would be out of keeping with existing form and character Within 800m of bus & Village Hall on minerals resource		
0969	Needham	Needham	Harmans Lane	0.22	Housing	Basden	059	RPA																																						site within river valley and FZ 2 & 3. Too far from development boundary for limited infill within 800m of Village Hall Site removed from existing built up area and therefore not considered to be sustainable.		
Z1244	Needham	Needham	Land at The Rising	0.12	Housing	Barnett	059	RPA																																						site adj development boundary in river valley within 800m of pub & Village Hall but more than 800m from bus stop preference is to include the site within the development boundary		
1036	Not applicable	Marlingford & Colton	Land south of Church Lane	1.41	Commercial Leisure	Bolhway	055	NPA																																						PC did not mention site in objections. No JCS policy remit to allocate for leisure.		
1038	Not applicable	Barnham Broom	Land north of Church Lane	2.96	Commercial Leisure	Bolhway	009	RPA																																						No JCS policy remit to allocate for leisure. PC did not mention site in objections. CS16 applies for underlying mineral resources.		
0321	Shelfanger	Shelfanger	Druids Lane/ The Street	2.75	Housing	Gray	072	RPA																																						Site too large for limited infill and road frontage of site all in flood zone 2 & 3 footpath along western perimeter site within 800m of limited core services (bus/ garage) and is opposite village hall Minerals safeguarding site		
0343	Shelfanger	Shelfanger	The Meadows	0.12	Housing	Kirby	072	RPA																																						site too far from development boundary for limited infill adj to SSSI and in flood zones 2&3 Only one core service within 800m No contact from landowner since 2005 so deliverability of site is questioned.		
0449	Shelfanger	Shelfanger	land at Bridge Cottage, Church Road	0.61	Housing	Playle	072	RPA																																						site too large for limited infill on edge of flood zone 2+3 would be backland development. Site sits behind 2 LBs and would be out of keeping with linear development and form of the existing built up area Within 800m of core services (bus stop & garage) No contact from landowner since 2008 so deliverability is questioned.		
0550	Shelfanger	Shelfanger	Land adjacent to Bush House	0.64	Housing	Day	072	RPA																																						site too large to be considered for limited infill could include area nearest to development boundary although this is still one plot width away from boundary. Previous apps (2005) refused as outside dev. boundary and highways objections due to narrowness of lane. Core services (bus & garage) just within 800m. Preference is given to amendment of the development boundary in a more central village location.		Site too large. It is concluded that the development boundary is better extended elsewhere
0551	Shelfanger	Shelfanger	Land behind Street Farm	0.88	Housing	Day	072	RPA																																						site too large for limited infill -part site has perm (2009) for Eco house. Footpath along north perimeter of site - Village Hall, garage & bus within 800m Would extend settlement eastwards into open countryside and would not be in keeping with the existing form and character of existing built up area		
0574	Shelfanger	Shelfanger	land surrounding Church Farm	0.6	Housing	Gray & Mr D Lond	072	RPA																																						site too large for limited infill and not adj to dev boundary within 800m from Village Hall, garage and bus service would extend settlement westwards into open countryside not in keeping with existing form and character		
0763g	Shelfanger	Winfarthing/Shelfanger	Land at Eaton Farm	6.86	Mixed Use	Day	072	RPA																																						Site too large for infill within existing development boundary of Shelfanger or Winfarthing settlements.Site exposed and in open countryside Within 800m of core services (bus & garage) Site suggested for mixed use but no indication or plans to indicate what the mix might be.		
1082	Shelfanger	Shelfanger	Land at Heywood Road	0.06	Housing	Gardiner	072	RPA																																						site is one plot away from boundary more than 800m from any core services and therefore not considered to be sustainable. Would extend settlement into open countryside		
R0137	Shelfanger	Shelfanger	Land at Common Road	0.38	Housing	Phillips	072	RPA																																						site too large for limited infill next to boundary and within 800m of limited services (garage & bus stop) Part of site nearest to the development boundary is within flood zones 2&3		
0458	Shotesham	Shotesham	land at Shotesham Common	1.24	Housing	Lane (for Mr Jewell)	074	RPA																																						site too large for limited infill within boundary as boundary would have to extend significantly northwards. Site has recent permission for Eco house- which requires sensitive build in this location in river valley. More than 800m from core services so not considered sustainable, although pub within 800m Would extend settlement northward into open countryside and sensitive valley landscape, away from existing built up area Minerals safeguarding site		
0523	Shotesham	Shotesham	land at The Street	0.31	Housing	Amies	074	RPA																																						Site too large for limited infill, would extend village into sensitive valley landscape and away from facilities which are further than 800m and therefore site is not considered to be sustainable. Site is within 250m of minerals safeguarding zone Would extend settlement northwards into open countryside away from existing built up area		
Z1193	Shotesham	Shotesham	Land at Kings Farm, Baxter's Lane	0.27	Housing	Cawston	074	RPA																																						site too far from development boundary for limited infill no core services within 800m therefore not considered to be sustainable.		
0669	Starston	Starston	land at Church Hill	2.83	Housing	Bennett	075	RPA																																						English Heritage comment; Outside but immediately adjacent to conservation area where development would be contrary to the traditional pattern of development and harmful to the character and appearance of the conservation area.Village Hall within 800m and bus stop nearby, Site too large for infill development and there is already scope for limited infill within the existing boundary.		
0692	Starston	Starston	land at Starston crossroads	0.31	Housing	Thorpe (J W Thorpe & Son)	075	RPA																																						Site more than 400m from boundary and away from main settlement core service (bus stop) and Village Hall		
0744	Starston	Starston	land at Streamlet Farm	0.1	Housing	Curson	075	RPA																																						Site more than 400m from boundary and away from main settlement core service (bus stop) and Village Hall No contact from landowner since 2006		

Sites Assessment Tables

| | | | | | | | | | Location Principles | | Existing Land Use Policy | | | | | | | | | | Undeveloped | Landscape/Townscape/ Historic | | | | | Environment | Ecology/Biodiversity | | | | | | | | | | | | | | Other Material Considerations | | | | | | | | | | | | | |

Sites Assessment Tables

									Location Principles		Existing Land Use Policy										Undeveloped	Landscape/Townscape/ Historic							Environment	Ecology/Biodiversity													Other Material Considerations																
Site ID number	Assessed as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV5	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTTLIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0963	Toft Monks	Toft Monks	land at Burnt House Lane	2.68	Housing	Gaze & Co	084	RPA																																																
1134	Toft Monks	Toft Monks	Land adj. Badgers Lodge, Bulls Green Lane	0.85	Housing	Dixon	084	RPA																																																
0977a	Topcroft Street	Topcroft	Land at The Street/Church Road	3.55	Housing	Tataryn	085	RPA																																															
0977b	Topcroft Street	Topcroft	Land adj Topcroft Hall	2.49	Housing	Tataryn	085	RPA																																															
1141	Topcroft Street	Topcroft	Land adj. Cubitts (Topcroft Sports Field), The Street	0.11	Housing	Unwin	085	RPA																																															
0320	Winfarthing	Winfarthing	Chapel Close	2.53	Housing	Chapman	089	RPA																																															
0335	Winfarthing	Winfarthing	land at Stocks Hill	0.55	Housing	Watts	089	RPA																																															
0643	Winfarthing	Winfarthing	land at Stocks Hill, Short Green (Holly Farm)	0.36	Housing	Norfolk	089	RPA																																															
0763a	Winfarthing	Winfarthing	Land at Church Farm	3.78	Mixed Use	Day	089	RPA																																															
0763b	Winfarthing	Winfarthing	Land west of The Street	3.74	Mixed Use	Day	089	RPA																																															
0763c	Winfarthing	Winfarthing	Land east of The Street	3.7	Mixed Use	Day	089	RPA																																															
0763d	Winfarthing	Winfarthing	Land behind Mill Farm	1.76	Mixed Use	Day	089	RPA																																															
0763e	Winfarthing	Winfarthing	Land south adj Mill Farm	1.49	Mixed Use	Day	089	RPA																																															
0763f	Winfarthing	Winfarthing	Land east of Winfarthing RC	7	Mixed Use	Day	089	RPA																																															
0912	Winfarthing	Winfarthing	land at The Street	0.14	Housing	Underdown	089	RPA																																															
Z1217	Aldeby	Aldeby	Land at Waterheath Road	0.68	Housing	Alden	004	RPA																																															
Z1233	Burgh St Peter	Burgh St Peter	Byways, Pit Road	0.06	Housing	Soanes	004	RPA																																															
Z1234	Burgh St Peter	Wheatacre	Land at Beccles Road	0.23	Housing	Soanes	004	RPA																																															
Z1235	Burgh St Peter	Wheatacre	Land adj. Bluebell Cottage, Crimp Cramp Lane	0.16	Housing	Soanes	004	RPA																																															

Appendix 7: Sustainability Appraisal of Pre-Submission Site Specific Allocations and Policies Document: Settlements

Major new or expanded communities in the Norwich Policy Area

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Hethersett	0	+	+	-	+	+	-	0	+	+	+	+	+	+	0	0	+	0	Although the level of development is high for a village, Hethersett contains a wide range of services and is well related to higher order settlements. There are likely to be traffic impacts within the village, although the village itself is well-related to major employment and the Park & Ride at Thickthorn. The majority of previously designated strategic gap remains unallocated. Housing with care will improve access to services for those most in need. Policy should contain a requirement for cycle links and footpaths which may improve public health. New community facilities will foster a community feel.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Hethel	0	+	+	-	-	0	-	0	0	0	0/-	0	0	0	+	+	0/-	+	Sites allocated purely for hi-tech engineering employment use to reflect Hethel's designation as a strategic employment location in the JCS. The allocated sites score well against the sustainability appraisal objectives in terms of employment but not so well in terms of environmental and social factors due to its relatively isolated rural location. Accessibility is an issue as travelling to the site will be car dependent as Hethel is not currently accessible by public transport or a dedicated cycleway. The development will inevitably lead to increased traffic on rural roads. The development is proposed to be significant in size and will lead to an increase in noise and light pollution for nearby properties as it will be quite prominent in the landscape. Mitigation measures will need to be required to address accessibility to Hethel, particularly from Wymondham, the nearest large settlement, such as improved public transport or dedicated cycleways. Measures could also be put in place to allow ancillary uses on the site to improve the social aspect. Sensitive landscaping will be needed to protect the residential amenity of nearby properties

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Costessey	0	+	+	+	0	0	-	0	+	+	+	0/+	+	+	+	+	+	+	Sites in Costessey have been allocated for a range of uses including housing, employment and green infrastructure. Most sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Sites have been chosen to maximise accessibility (by walking, cycling and public transport) between housing, employment and services. Trunk Road junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some of the uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. Policies will also need to address other know constraints identified during the site assessment process.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Easton	0	+	+	+	0	0	-	0	+	+	+	0/+	0	+	0	0	+	0	Sites in Easton have been allocated for housing and a new village centre. The centre will help give a focus to the village, which currently has limited facilities. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Trunk Road junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some nearby uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. . Policies will also need to address other know constraints identified during the site assessment process.

Norwich Fringe Parishes

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Colney	0	+	+	+	0	+	0/ -	0	0	+	+	0/ +	0/ +	0	+	+	+	+	Sites in Colney have been allocated to facilitate expansion of the Norwich Research Park (NRP), which is one of the key strategic employment locations identified in the JCS. Development is well related to the city of Norwich and nearby large-scale housing growth at Bowthorpe, Cringleford and Hethersett. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the relatively open landscape adjacent to the existing NRP. Local highways are acknowledged to have capacity/congestion problems. Mitigation measures will be required to ensure that development integrates with the surrounding landscape. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. . Policies will also need to address other know constraints identified during the site assessment process.
Trowse	0	-	+	+	0	0	-	0	+	+	+	+	+	0	0	0	+	0	Although partially within Flood Zones 2 & 3, suitable mitigation has been demonstrated through the planning application on the May Gurney site. The primary school is at capacity and a new school will be needed. Design will need to ensure a positive relationship with the conservation area. Although the close proximity to the city centre is likely to encourage walking and reduce the number of trips by car, the close proximity to the A47 needs to be addressed by suitable landscaping and layout.

Main Towns

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Diss	0/+	+	+	0+	+	0/+	0/+	0	+	+	+	0	+	+	+	+	+	0	The site allocations in Diss score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility (buses and railway station), although peak-time congestion on some roads is acknowledged. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. Mitigation measures should be required to ensure that any potential impacts on green infrastructure are addressed, with positive improvements where possible. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area
Harleston	0/+	-	+	+	+	0	0/+	0/-	+	+	+	0	+	+	+	+	+	0	The site allocations in Harleston score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. One significant issue in relation to most allocations in Harleston, though, is the currently inadequate surface water drainage in most of the town. In order for larger new developments to be acceptable, appropriate mitigation to manage/reduce this risk is essential. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area

Key Service Centres

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Hingham	0	+	+	+	0	0	-	0	+	+	+	0	+	+	+	+	+	+	The sites allocated in Hingham for housing and employment score well against the sustainability objectives. The allocated site for housing is well related to jobs, schools, shops and service with good public transport, although the impact of the site in the landscape as viewed from Seamere Road is noted. The allocated employment site is also well located and accessible by public transport and will help to grow the economy of the town and its hinterland. The allocated sites are predominantly greenfield but generally avoid designated sites/features and higher grade agricultural land. Mitigation measures will be required to ensure that landscaping treatment on the site allocated for housing, which is on the edge of the town, should be sensitive to the adjoining rural (undeveloped) area.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Loddon	0	+	+	+	0	0	-	0	+	+	+	0	+	+	+	+	+	+	The sites allocated in Loddon for housing and employment score well against the sustainability objectives. The allocated site for housing is well related to jobs, schools, shops and services with good public transport, although potential issues with the junction of George Lane and the A146 are noted and there is a need to take account of the fact that the site is adjacent to an area of flood risk. The employment sites are also well located and accessible by public transport and will help to grow the economy of the town and its hinterland. The allocated sites are predominantly greenfield but generally avoid designated sites/features and higher grade agricultural land. Mitigation measures will be required to improve the A146/George Lane junction and the housing allocation will need to be buffered by natural green space where it abuts an area of zone 2/3 flood risk.
Poringland & Framingham Earl	0	0	+	+	+	+	0	0	+	+	+	0	+	+	+	+	+	+	Sites are well related to local services within the village. The allocated employment land, which is on a brownfield site, will reduce the need for employment related trips to Norwich and provide a use for a site mostly in disuse. Care home will improve access to services for those most in need.

Service Villages

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Bramerton	0	+	+	+	+	+	+	0	+	+	+	0	0	+	+	+	+	+	The mixed-use allocation is on a redundant employment site at Church Farm. This will improve the local area and provide for a small amount of local employment.
Little Melton	-	+	+	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	A small range of services in Little Melton, but the village is well related to A47, N&N hospital, NRP etc and some wider services in Hethersett would be accessible by foot or cycle. The allocated site makes minimal impact on form and character of the village, and with soft landscaping will make no significant impact on landscape. Some mitigation required to deal with habitat to the south of the site.
Mulbarton & Bracon Ash	0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	There is a range of services in Mulbarton resulting in a reduced need to travel. Although the allocation in Mulbarton is a greenfield site it has minimal visual impact on the landscape. The allocation in Bracon Ash will require more consideration for landscape.
Newton Flotman	0	+	0	0	+	-	-	0	+	+	+	0	0	0	0	0	+	0	Site will need soft landscaping to minimise the impact on the landscape as it intrudes into agricultural land. There are a limited range of services in Newton Flotman, but the village is in the NPA, with direct links to Norwich via the A140.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Stoke Holy Cross	0	+	+	+	+	+	-	0	+	+	+	0	+	0	0	0	+	0	Stoke Holy Cross is well-connected to Norwich, The allocation is for substantially above the minimum number of dwellings allocated to the village, but the site is well related to the primary school and allows expansion of the school site, and would also provide for expansion of open space
Spooner Row	0	+	+	+	+	0	-	0	+	+	+	0	0	0	0	0	+	0	A rail halt provides a travel to work service to Norwich and Wymondham. Sites will have very localised impact on visual amenity and will not have a major effect on long views of the settlement. Allocating two sites maintains the dispersed nature of the settlement.
Surlingham	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The two small allocations extend the linear form of the village in a natural way, without unnecessary adverse impacts. One of the sites is currently overgrown and unused, so development here would be particularly beneficial
Swardeston	0	+	0	0	+	0	-	0	+	+	+	0	0	0	0	0	+	0	The site maintains the form of the built environment. It will be visible on the northern approach to the village, and will require sensitive design to address this. Swardeston has a range of services and reasonable connection to both Norwich and Mulbarton.
Tasburgh	0	+	-	+	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The allocation site forms a natural 'rounding off' of Upper Tasburgh, and so would have relatively few adverse impacts on the form and character of the village. The site adjoins the primary school and allows for expansion of the school site, a considerable benefit. It also provides reasonable access to higher order settlements via the A140.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Aslacton/Gt Moulton	0	+	-	0	-	+	+	0	+	+	0	0	0	+	0	0	+	0	One of the allocated sites is a former scrapyard, and is well related to village facilities. Both sites continue the form and character of the villages, and so the overall impacts are broadly positive.
Barford	0	0/-	+	+	0	0	-	0	+	+	+	0	+	+	0/+	0	0	0	The housing site allocated in Barford scores well against the sustainability objectives and is well related to services and facilities, although the impact of the site in the landscape as viewed on the approach to the village from the west is noted. The site is greenfield but avoids designated sites/features and higher grade agricultural land. It also falls outside Flood Zones 2/3, when a significant part of the middle of the village is in Flood Zone 2/3 (contributing to the Barford Flood Alleviation Scheme) Mitigation measures will be required to ensure that landscaping treatment for the site, which is on the edge of the town, should be sensitive to the adjoining rural (undeveloped) area. Consideration will also need to be given to any possible impact on the Barford Flood Alleviation Scheme and any direct or indirect discharge into the scheme would need prior consent from South Norfolk Council.
Barnham Broom	0	+	0	-	0	+	-	0	+	+	0	0	0	0	0	0	+	0	There are a limited range of services in the village. The allocated site continues the built form of the village but is in a fairly prominent location and will require landscaping and considerate design.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Bergh Apton	0	+	0	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The two small allocations will maintain the linear form of the village, with limited impacts on the openness of the countryside. The back gardens of both allocations will need appropriate boundary treatments to minimise the visual impact on the adjacent landscape. Surface water flooding attenuation measures will also be necessary on the more northerly of the allocations
Brooke	+	+	+	+	+	+	+	0	+	+	+	0	+	+	+	+	+	+	The overall impact of these allocations is very positive to Brooke. The allocations take account of the form, character and conservation area of the village, with the meres and surrounding trees and hedges are maintained. One of the allocations is on a former farm containing a number of disused agricultural buildings. Brooke Industrial Park, an established local employment location, is protected, with a 4.8 hectare expansion site allocated. Appropriate boundary treatments will be required to minimise the impact on the landscape.
Broome	0	+	0	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The linear form of the village is maintained. It will be necessary to mitigate the impact on the County Wildlife Site adjacent to one of the allocated sites.
Bunwell	0	+	0	-	-	0	-	0	+	+	+	0	0	0	0	0	+	0	Allocating two sites maintains the dispersed nature of the settlement. They are each well related to certain services (which are also dispersed within the village).
Carleton Rode	0	+	-	-	-	0	-	0	+	+	0	0	0	0	0	0	+	0	Allocating two sites maintains the dispersed nature of the settlement. Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Dickleburgh	0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation ensures that the existing form and character of the village will be maintained, and that existing open space is protected. The allocated site continues small scale estate development. The A140 provides links to higher order settlements.
Ditchingham	0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation ensures that the existing form and character of the village have been respected, although the northern boundary of the allocation site will need treatment to minimise the impact on the landscape.
Earsham	0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The site is well related to the settlement with good access onto School Road and the A143 bypass giving links to Lowestoft in the east and Harleston & Diss to the west. The allocated site makes minimal impact on form and character of the village and with soft landscaping will make no significant impact on the wider landscape. Some mitigation required in terms of pedestrian linkage. The service village provides a range of services including a primary school and is in close proximity to Bungay. The village benefits from mains sewerage capacity.
Geldeston	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	A small range of services are available in the settlement, but it is well related to the A143 and A146 which connects to Norwich. Some local highway improvements will be required to access the site. The allocated site continues the form and character of the settlement

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Gillingham	0	+	-	0	0	+	-	0	+	+	0	0	0	0	0	0	+	0	The settlement is well related to access the A146/A143. The site is well related to the village primary school, though pedestrian and cycle access will have to be provided. The site is on agricultural land between what forms the two parts of the settlement and will require landscaping to preserve the rural aspects.
Hales & Heckingham	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The settlement is well related to the A146 and to access Key Service Village of Loddon. The site is on the edge of the settlement on what could be considered infill and connects the former hospital to the settlement and continues the built form of the settlement. Some landscaping on the boundary to the north of the site will be required to reduce the impact of development from inward views from the wider landscape to complement the existing.
Hempnall	0	+	0	0	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The settlement has a good range of social and community facilities including a primary school, a number of small shops, surgery and benefits from mains sewerage connection. Development of the sites offers the opportunity of improving access to the adjacent playing fields and village hall. The settlement is connected to the Key service centre of Long Stratton and the A140 via the B1527. Development here is well related to existing form and character. Development offers the opportunity to maintain the historic agricultural building on the front of the site.
Pulham Market	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	0	0	The site is well located to the built form and recent development to the west of this service village. Facilities include a primary school, shops, post office, and recreational facilities. There is a good road link to the A140 linking to Long Stratton and Norwich as well as Diss to the south. The location benefits from mains sewerage. The site needs to retain the listed farm buildings

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Rockland St Mary	o	+	-	-	+	+	-	0	+	+	+	0	0	0	0	0	+	0	This service village has developed in a linear way with some small estate development to the east. The settlement benefits from a primary school, post office, doctors and mains sewerage. The allocated site makes minimal impact on form and character of the village, being located off the exiting estate housing. The site contains some low quality woodland and an ecological survey will be required.
Saxlingham Nethergate																			none
Scole	0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	This service village is well located for the A140 and A143 with good to access to Diss and public transport. There is mains sewerage and a primary school. The site is on the edge of the village
Seething	0	+	-	0	0	+	-	0	+	+	0	0	0	0	0	0	+	0	The settlement is a small service village with a primary school, shop and village hall. Development is characterised by single depth properties. This infill development site offers the opportunity to maintain this form and character. Some landscaping will be required on the boundary
Thurlton	0	+	0	0	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The settlement is a service village in the rural area and offers a range of services including a primary school, post office, public house and shop. The development site fronts Beccles Road connecting the development at College Road with the village. The site is well related to the village. Some Soft landscaping will be required on the northern boundary

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Tacolneston/Forncett End	0	+	+	+	0	0	-	0	+	+	+	0	+	+	0/+	0	0	0	The housing site allocated in Tacolneston/Forncett End scores well against the sustainability objectives and is relatively well related to services and facilities. The site is greenfield but avoids designated sites/features and higher grade agricultural land. An issue has been raised regarding the residential amenity of nearby neighbouring properties and there has been an application for a village green on the site. Mitigation measures will be required to ensure that adequate landscaping is put in place to protect the residential amenity of neighbouring properties and the application for a village green on the site will need to be monitored
Wicklewood	0	+	-	-	-	+	-	0	+	+	0	0	0	+	0	0	+	0	One of the two sites offers the opportunity to improve the setting of Wicklewood windmill. The other is well related to the primary school.
Woodton & Bedingham	0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation will help to maintain local services and community facilities. As the site is in use as a nursery, there will be no loss of agricultural land.
Wortwell	0	+	-	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The village is well located to the A143, providing good links to the main towns of Diss and Harlestone. The allocated site is central to the village and maintains the character and form. The village has a small range of services including a public house.

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Wreningham	0	+	-	-	-	0	-	0	+	+	0	0	0	0	0	0	+	0	Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated. The site maintains the built form of the village and is fairly well related to the services and road to Norwich.
Yelverton/ Alpington	0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocated site is adjacent to the school, and well related to other village facilities. It will be necessary to ensure boundary treatment to the south mitigates the visual impact on the surrounding countryside.

Other Villages

Settlement / SA objective	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	S1	S2	S4	S6	S7	S8	EC1	EC2	EC3	EC5	Comments
Bawburgh	0	+	0	0	0	0	+	0	+	+	0	0	0	+	0	0	0	0	Although a journey to work service is not available on public transport, there are strategic employment locations within a short distance. Although the site is adjacent to the conservation area, in its current state it does not contribute positively to the village. Whilst not technically brownfield, the site contains disused pig stys. Single storey development here would improve the townscape.
Keswick	0	+	-	+	+	+	-	0	+	+	0	0	0	0	+	+	+	+	Although Keswick has few facilities, it is within the NPA and the site is fairly well related to a supermarket, Harford Park & Ride and the A140/A47. The allocated housing site links two parts of the village in a natural manner, and the four hectare employment site allocation will help develop local jobs