



SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS DOCUMENT

HEALTH IMPACT ASSESSMENT

July 2021, updated April 2024

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1. Introduction

- 1.1 The South Norfolk Village Clusters Housing Allocations Plan (VCHAP) has been prepared to allocate housing sites in the South Norfolk villages, sufficient to meet the minimum requirements set out in the Greater Norwich Local Plan (GNLP). Once adopted, it will sit alongside the GNLP which will allocate housing sites for the remainder of the District, as well as areas outside the South Norfolk District boundaries. In-combination these documents will replace the existing 2015 Site Specific Allocations and Policies Document for South Norfolk.
- 1.2 Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 specifies the supporting documents required for submission to the Secretary of State alongside proposed Local Plan documents. A Health Impact Assessment is not included in the list of mandatory documents however, [Regulation 22\(e\)](#) allows for supporting documents which 'in the opinion of the local planning authority are relevant to the preparation of the local plan.'
- 1.3 Whilst there are no statutory requirements to undertake an HIA alongside preparation of a Local Plan national and regional policies, as well as local strategy all recognise the important connections between planning and the health and wellbeing of communities.
- 1.4 This recognition begins at national level where the National Planning Policy Framework ([NPPF](#)) para 96 states: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places ..." This is expanded on by [Planning Practice Guidance: Healthy and Safe Communities](#) (updated August 2022) which recognises that the design and use of the built and natural environments are major determinants of health and wellbeing. It states that planning and health need to be considered together in two ways; in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system.
- 1.5 The Norfolk Health Protocol 'Planning in Health' (August 2019) sets out the partnership between the planning and health authorities covering Norfolk and East Suffolk. The current version requires updating to reflect the changes in the NHS structure, however the principles which underly the document are still relevant. Preparation of the VCHAP has included direct engagement with the NHS Integrated Care Systems over the distribution of development, both in terms of gaining their input and to keep them informed about the location and scale of proposals. The strategic direction of growth and the overarching strategic policies are set out in the GNLP, over which there has been regular engagement with the NHS, Public Health Norfolk and Public Health Suffolk.
- 1.6 The importance of an HIA is recognised by the Council and therefore, although not mandatory, it has been prepared to support the Village Clusters Housing Allocation Plan and will be submitted as a supporting document under Regulation 22(e).
- 1.7 This HIA was initially undertaken in July 2021 at an early stage of the preparation of the VCHAP, and prior to the Regulation18 consultation of the Plan. At that stage in the Plan preparation process the HIA was used to assess the Plan and contribute to its ongoing preparation. This report, along with the matrix, was subsequently updated for publication in

January 2023 alongside the Regulation 19 publication version of the Plan and again in December 2023 for inclusion at the Regulation 18 focused consultation stage.

- 1.8 This report has been verified for relevance and included alongside the Regulation 19 focused consultation. It explains what a Health Impact Assessment is and its role in the development of the Plan. Where a health impact is identified actions have been recommended to mitigate a negative impact or alternatively enhance or secure a positive impact; these are set out in detail in the matrix in Appendix 1. Section 6 of this report summarises the impacts which have been identified, addresses how they have informed the site selection for the VCHAP and how they will be taken forward and used to inform future planning applications and decisions which result from the allocations.
- 1.9 The preparation of the HIA draws on the following documents, guidance, and best practice, as well as case studies from other local planning authorities.

[Fair Society, Healthy Lives \(the Marmot Review\)](#) Strategic Review of Health Inequalities in England post-2010 commissioned by the Dept of Health. 2010.

[Healthy Lives, Healthy People: Our strategy for public health in England](#) HM Government. Nov 2010.

[Health Impact Assessment in Spatial Planning: A guide for local authority public health and planning teams](#) Public Health England. October 2020.

[Housing and Economic Land Availability Assessment section](#) of the National Planning Practice Guidance. Updated July 2019.

[Planning for Health: Rapid Health Impact Assessment Tool NHS London Healthy Urban Development Unit](#) (HUDU) (third edition April 2017) updated to fourth edition October 2019

[Rapid Health Impact Assessment Matrix: Self Completion Form](#) (HUDU) October 2019

[Wales Health Impact Assessment Support Unit \(WHIASU\)](#) Health impact assessment: a practical guide. 2012

[The Norfolk Health Protocol 'Planning in Health'](#), August 2019.

2. Background: The South Norfolk Village Clusters Housing Allocations Plan

- 2.1 The Village Clusters approach to the allocation of housing sites in the rural areas of Broadland and South Norfolk districts was initially proposed by the GNLP team under the Greater Norwich Development Partnership (GNDP). This proposal formed part of the work of the Greater Norwich Local Plan (GNLP) during its 'Growth Options & Site Proposals' consultation in early 2018. The village cluster option subsequently became the preferred approach for allocating new residential sites through the GNLP.
- 2.2 South Norfolk Council continues to work with Broadland Council and Norwich City Council to produce the GNLP however the South Norfolk allocations within the village clusters have been pursued separately to ensure an appropriate distribution of development across South Norfolk villages.
- 2.3 A total of 48 village clusters were identified within the rural areas of South Norfolk. As set out elsewhere in the evidence base, these village clusters have been based on primary school catchments (an approach considered within the GNLP as an appropriate proxy for social sustainability). Assessment of the sites promoted to the VCHAP also included accessibility of the site to other agreed services and facilities (this included both distance and ease of access).
- 2.4 The VCHAP has defined the following three objectives:

Meet housing needs - through the allocation of suitable, viable and deliverable development sites; ensuring that housing sites provide an appropriate mix of house types, sizes and tenures, e.g. homes for first time buyers, those seeking family housing and those looking to downsize in later life; also to provide opportunities for 'self-builds' through the amendment of settlement boundaries in appropriate locations.

Protect village communities and support rural services and facilities - by providing new housing in a range of settlements within the village clusters to support local services and facilities; and seeking to deliver improvements to local services, facilities and infrastructure where appropriate.

Protect the character of villages and their settings - by ensuring that the scale, location and density of housing is well related to the form and character of existing villages, protects the historic environment and ensures appropriate landscaping measures are delivered as part of new development.

These objectives intrinsically respond to the requirement of the National Planning Policy Framework that "planning policies and decisions should aim to achieve healthy, inclusive and safe spaces". The purpose of this HIA is to assess the effectiveness of the Plan in achieving this outcome.

3. What is a Health Impact Assessment (HIA)

- 3.1 The [World Health Organisation](#) defines an HIA as a combination of process and methods used by those planning, deciding and shaping changes to the environment to evaluate the significance of health effects of a plan or project.
- 3.2 An HIA is a tool used to identify the health impacts of a plan or project and to develop recommendations to maximise the positive impacts and minimise the negative impacts, whilst maintaining a focus on addressing health inequalities. By bringing such health considerations to the fore, HIAs add value to the planning process and aim to create an inclusive environment that supports and encourages a healthy lifestyle.
- 3.3 Therefore, the purpose of an HIA is to:
- i) Identify the potential health consequences of a proposal on a specific population and/or community; and
 - ii) Maximise the positive health benefits and minimise potential adverse effects on health and inequalities.
- 3.4 There are three main types of HIA:
1. Prospective HIA - at the start of the development of a project/plan/policy
 2. Concurrent HIA - runs alongside the implementation of a project/plan/policy
 3. Retrospective HIA - assesses the effect of an existing project/plan/policy and can be used as an evaluation tool. Retrospective assessments can also be made of unexpected events, as a way of learning lessons for future similar events
- 3.5 Within any of the above, an HIA can take one of the three different forms, depending on the focus and the time and resources available:
- Desktop HIA – encompasses a small number of participants around the table using existing knowledge and evidence to assess a project/plan/policy
 - Rapid HIA – rapid HIAs involve a brief assessment of health impacts of a project/plan/policy, including a literature review of quantitative and qualitative evidence, and the gathering of knowledge and further evidence from local stakeholders. Rapid HIAs usually include the establishment of a small steering group and carrying out a stakeholder workshop
 - Comprehensive HIA – in-depth analysis of a project/plan/policy, with extensive literature searches and collection of primary data

- 3.6 The guidance advises that any HIA process should be supported by a stakeholder consultation (such as the ICS and NHS England). This consultation could involve a meeting or a workshop-style engagement with relevant stakeholders (the stakeholders to be involved include the potentially affected people and the people with relevant knowledge of the local area. They should form a cross section of both the existing and planned local population) and partners (including policy leads, public health professionals, community group representatives, housing officers etc.).
- 3.7 An HIA follows five stages:
1. **Screening:** Determine whether an HIA is needed and justified subject to anticipation of health impacts on population groups.
 2. **Scoping:** Identify the potential health impacts and target population groups to assess.
 3. **Assessing:** Assess the significance of health impacts, qualify and quantify potential costs and benefits, how health varies in different circumstances, across different populations and any alternatives.
 4. **Reporting:** Engage all relevant stakeholders and recommend preventative and mitigation actions to deliver the greatest possible health gain.
 5. **Monitoring and evaluating:** Include indicators and mechanisms and set out processes and resources for the local authority and/or with the planning applicant to undertake and act on results of regular monitoring.

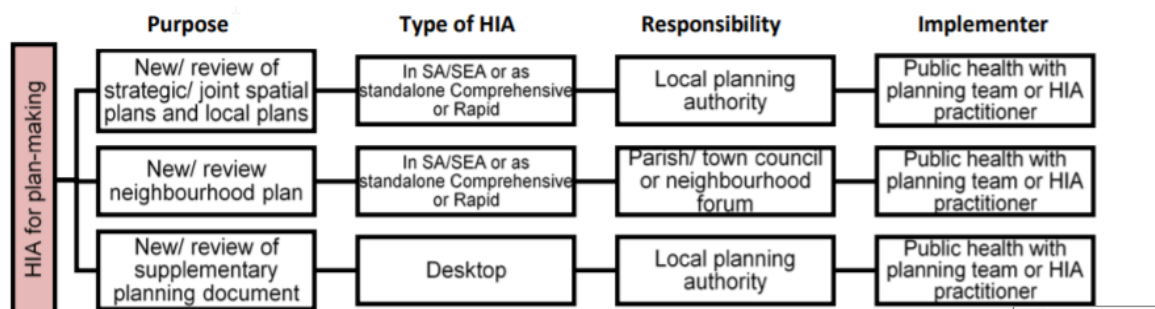
4. The Methodology for the VCHAP HIA

Screening

- 4.1 As noted above both national and regional policies and local strategy all recognise the important connections between planning and the health and wellbeing of communities. For these reasons the production of a proportionate HIA to accompany the VCHAP was considered to be an appropriate addition to the evidence base.

Scoping

- 4.2 The VCHAP falls within the first type of HIA – a Prospective HIA as it was part of the work undertaken at the start of the plan preparation and has been used to support the site selection.
- 4.3 Based upon the October 2020 government guidance ‘Health Impact Assessment in spatial planning’, it was determined that the ‘Rapid’ approach HIA would be the most appropriate option.



Indicative type of HIA appropriate for plans and development projects. Source: Gov.uk Oct 2020

- 4.4 The HIA follows guidance produced by the NHS London Healthy Urban Development Unit (HUDU), Planning for Health: Rapid Health Impact Assessment Tool (fourth edition October 2020) in order to identify the potential determinants to be assessed within the HIA. The HIA ‘Rapid Health Impact Assessment Matrix - Self-completion Form’ records the performance of the VCHAP against the identified health determinants.
- 4.5 The health determinants are set out as themes. These have been rationalised as part of the initial consultation process, resulting in both ‘Construction’ and ‘Environmental Hazards’ being incorporated into other areas. The resultant 11 themes are as follows:
1. Housing design and affordability
 2. Access to health and social care services and other social infrastructure
 3. Access to open space, sport and leisure facilities and nature
 4. Air quality, noise, and neighbourhood amenity
 5. Accessibility and active travel
 6. Crime reduction and community safety
 7. Access to healthy foods
 8. Access to work and training
 9. Social cohesion and inclusive design

- 10. Minimising the use of resources
- 11. Climate change

4.6 For each of the 11 themes assessed in the HIA, the following indicators have considered the potential impacts of the VCHAP on health and well-being of residents:

- Change – identification of the aspect of the Plan that would cause the change, how the health determinant might change as a result (including whether the change would be beneficial or adverse)
- Duration – a consideration of the anticipated duration of change (temporary or permanent)
- Intensity and Exposure – consideration of the magnitude or severity of the change in the health determinant, and the scale of people likely to be exposed to the change, including identification of vulnerable populations.

4.7 Using the above criteria as a guide, the significance of the impact has been identified for each assessment criteria. Health impacts have then been identified as positive, neutral or negative accordingly:

- Positive Impacts – prevent deaths/prolong lives, reduces/prevents the occurrence of acute or chronic diseases or enhance mental wellbeing.
- Neutral Impacts – no health effects or effects within the bounds of normal/accepted variation.
- Negative Impacts – could lead directly to deaths, acute or chronic diseases or poor mental health.

4.8 As appropriate the consultation responses received in response to the initial HIA proposal have been incorporated into this updated assessment.

4.9 Active Norfolk welcomed the reference in 'Housing Design and Affordability' to Lifetime Homes, stating that 'the inclusion of housing to a standard that can be adapted to support independent living seems very relevant to an aging population.' Active Norfolk suggested a number of additional areas that the Assessment Criteria should have regard to. These were as follows:

- Access to open space and nature – does it offer new open/natural space? is there a deficiency locally? And how would any be managed/maintained?
- Accessibility and Active Travel – Does it connect to local and strategic cycle networks?
- Climate Change – Does it ensure it is designed to adapt to winter/ summer weather conditions?

Approach to the Assessment

- 4.10 This HIA assesses the impact of the Village Clusters Housing Allocations Plan against the 11 themes set out above. Feedback from Active Norfolk and Public Health Norfolk advised that this would not follow the standard approach taken by other Local Authorities who generally considered each individual policy separately against their HIA criteria. However, the VCHAP has a very specific and narrow remit, solely allocating land for housing in villages, rather than being a wider plan allocating a range of land uses or a development management plan with policies for all types of development. Each individual site policy follows the same generic format including identification of a site on a map and details of the site including site area and proposed housing numbers. The detailed site-specific policy text includes site specific requirements that have been identified during the evidence gathering stage and the site selection process (for example, a footpath link, specific highways works or landscaping works).
- 4.11 Given the limited scope of the VCHAP, the Council therefore considered that the proposed approach would adequately assess both the Plan methodology and the parameters against which each housing site has been scrutinised.
- 4.12 The VCHAP HIA approach has been two-tiered. Firstly, in considering the preparation of an HIA, the initial work undertaken by the GNLP was recognised. The summer 2016 'Call for Sites' hosted by the GNLP fell under the remit of 'Pre-production/evidence gathering', as did the subsequent GNLP 'Growth Options and Site Proposals' and 'New, Revised and Small Sites' consultation exercises. South Norfolk Council's Regulation 18 consultation in summer 2021, including technical consultation and subsequent ongoing discussions with technical consultees, continued the evidence gathering process.
- 4.13 The VCHAP HIA recognises that the Village Clusters Plan will form part of the Local Plan, alongside the Greater Norwich Local Plan. Therefore, whilst the remit of this HIA is primarily a focus on the health impact arising from the proposed Village Clusters Plan reference is also made to the GNLP as appropriate.

5. South Norfolk Health Profile

- 5.1 In order to carry out a Health Impact Assessment, a review of the key health issues for South Norfolk District is required in line with the requirements of the National Planning Policy Framework and National Planning Policy Guidance. These health issues have informed the production of the Local Plan.
- 5.2 The Government collated Health Profile of South Norfolk shows that the health outcomes of residents living in South Norfolk are in the upper quartile nationally and are therefore generally better than the average in England.

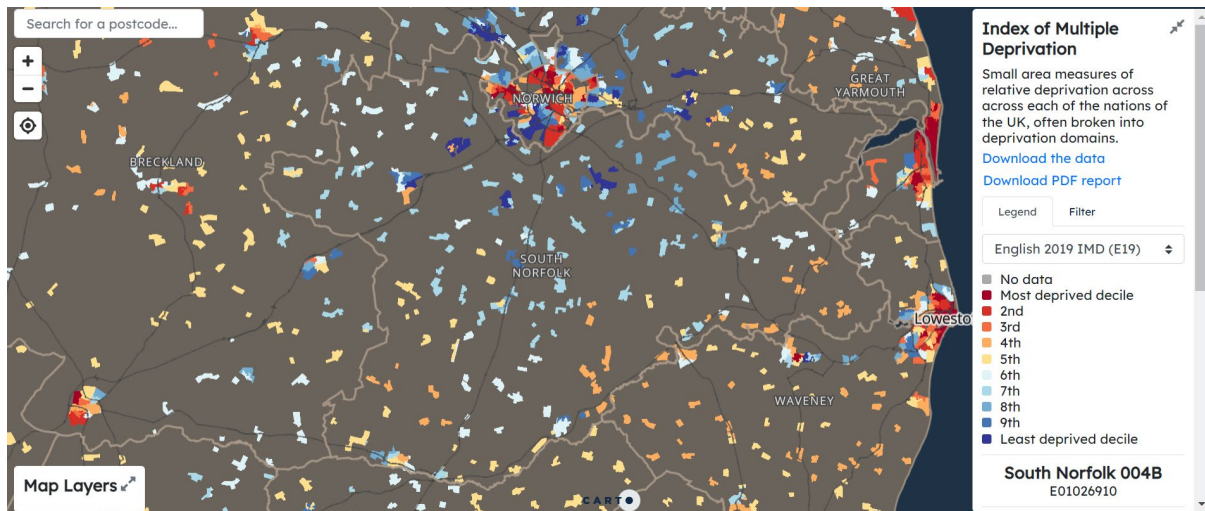
Life expectancy and causes of death in South Norfolk against the national range. (Source: [OHID](#))

Indicator	Period	S Norfolk		Region England				England		Best
		Recent Trend	Count	Value	Value	Value	Worst	Range		
Life expectancy at birth (Male, 3 year range) New data	2020 - 22	—	-	81.2	79.8	78.9	73.4			83.7
Life expectancy at birth (Male, 1 year range) New data	2022	—	-	81.3	80.1	79.3	73.8			83.8
Life expectancy at birth (Female, 3 year range) New data	2020 - 22	—	-	84.4	83.5	82.8	79.0			86.3
Life expectancy at birth (Female, 1 year range) New data	2022	—	-	84.3	83.8	83.2	79.2			87.0
Under 75 mortality rate from all causes	2022	—	376	264.5	311.1	342.3	580.4			196.5
Under 75 mortality rate from all circulatory diseases New data	2022	→	70	49.0	69.0	77.8	133.1			37.6
Under 75 mortality rate from cancer	2022	→	152	104.6	117.6	122.4	174.1			78.8
Suicide rate	2020 - 22	—	30	7.7	9.0	10.3	18.3			4.2

Life expectancy and causes of death in South Norfolk against the national range. (Source: [OHID](#))

- 5.3 While South Norfolk is one of the 20% least deprived local authority areas in England, there are still pockets of relative deprivation and health inequality. Proximity to Norwich appears a key factor in deprivation outcomes, with many of the villages in the south of the district falling into the fourth decile¹: Burston, Shimpling & Gissing; Alburgh & Denton; Winfarthing; Topcroft; Gillingham and Geldeston; Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter.

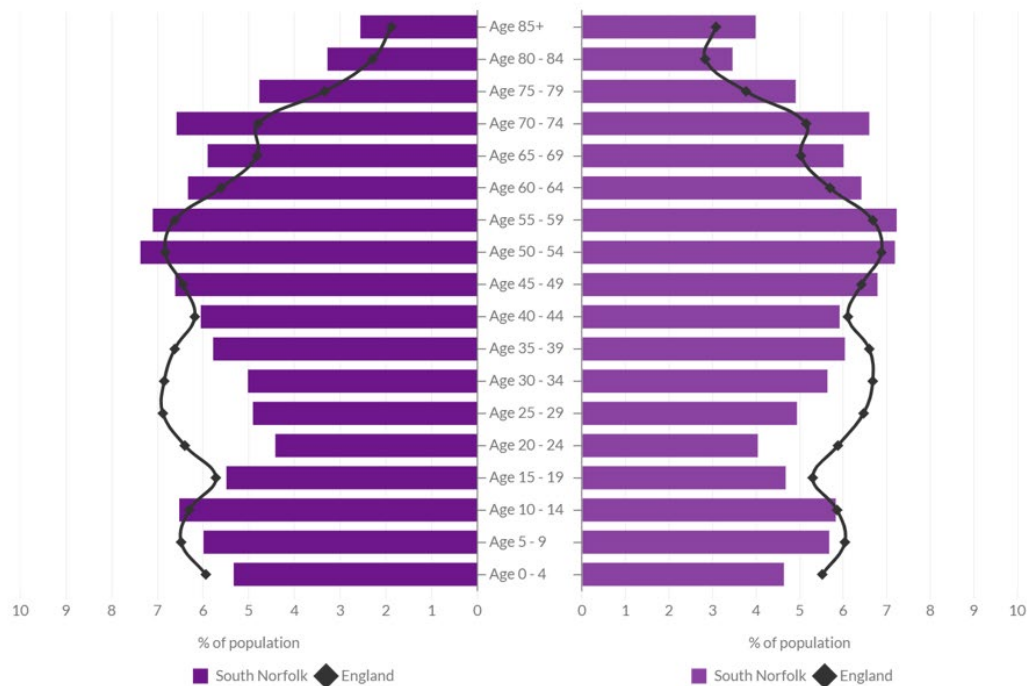
¹ Households within this decile may have higher than average instances of deprivation.



Settlements of South Norfolk by their deprivation index.

(Source: [CDRC](#))

- 5.4 Population data for the District shows that 24.4% of residents are at least 65 years old (2021 Census). It is therefore anticipated that greater pressure will be exerted on health, medical and social care services over the course of the Plan period as the population continues to age. Census data records that within South Norfolk district 10.5% of residents have their activities limited a little by their health and 7.4% limited a lot by their health (Census 2021).



The population of South Norfolk broken down by age bracket.





(Source: ONS via [Norfolk insight](#))

South Norfolk Local Authority	Number	%
All usual residents	124,012	100.0
Day-to-day activities limited a lot	9,238	7.4
Day-to-day activities limited a little	13,002	10.5
Day-to-day activities not limited	101,772	82.1
Day-to-day activities limited a lot: Age 16 to 64	3,324	2.7
Day-to-day activities limited a little: Age 16 to 64	5,404	4.4
Day-to-day activities not limited: Age 16 to 64	66,466	53.6
Very good health	57,480	46.4
Good health	44,400	35.8
Fair health	16,575	13.4
Bad health	4,297	3.5
Very bad health	1,260	1.0
Provides no unpaid care	110,192	88.9
Provides 1 to 19 hours unpaid care a week	9,604	7.7
Provides 20 to 49 hours unpaid care a week	1,482	1.2
Provides 50 or more hours unpaid care a week	2,734	2.2

2011 Census ONS Crown Copyright Reserved (Source: Nomis 26 April 2021)

5.5 When considering male and female [life expectancy](#) across the District for the period 2018-2020, the average life expectancy is above the average for England. Average life expectancies for men and women both fall within the 75% percentile for England with the average life expectancy for men being 81.7 years and for women being 84.8 years. Inequalities in life expectancy at birth also fall within the upper quartile for England (least inequality):

- For **men**, the inequality in life expectancy at birth is 3.6 years.
- For **women**, the inequality in life expectancy at birth is 2.2 years.

Indicator	Period	S Norfolk		Region England				England	
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Deprivation score (IMD 2019)	2019	–	-	13.3	17.4	21.7	45.0		5.5
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2022	–	-	15.8%	23.9%	22.5%	59.1%		5.1%
Inequality in life expectancy at birth (Male)	2018 - 20	–	-	3.6	7.9	9.7	17.0		0.7
Inequality in life expectancy at birth (Female)	2018 - 20	–	-	2.2	6.2	7.9	13.9		-1.8

Inequalities in South Norfolk against the national range.





(Source: [OHID](#))

5.6 When looking at the causes of early deaths (under 75 years old) in South Norfolk District they are broadly below the average for England. Causes of early death (under 75 years old) include (but are not limited to) heart disease, stroke and cancer. Within the South Norfolk District the numbers of early deaths within the 2018-2020 period were typically below the national average.

5.7 The number of adults within the South Norfolk District considered to have excess weight (and therefore at increased risk of certain health conditions) is similar to the national average. The data indicates that the percentage of adults (aged 16 and over) classified as overweight or obese is 59.8%. Childhood obesity is measured by the percentage of school children in Year 6 (10-11 years old) classed as overweight or obese, which for South Norfolk is 14.6%. In both

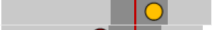



cases above the district's performance places it in the upper quartile nationally, but further improvement would be desirable.

- 5.8 Overall, the data indicates that the residents within South Norfolk District enjoy a good health profile when compared to the national average. However inevitably there are areas within which improvement could be made, and the allocation of appropriate sites within the VCHAP could support this, particularly within those villages set out above that are noted as experiencing greater deprivation than the rest of the District.

Indicator	Period	S Norfolk			Region England			England	
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Admission episodes for alcohol-specific conditions - Under 18s	2020/21 - 22/23	—	-	-	-	-	-	-	-
Admission episodes for alcohol-related conditions (Narrow)	2021/22	—	683	446	457	494	867		251
Smoking Prevalence in adults (18+) - current smokers (APS)	2022	—	-	9.3%	13.2%	12.7%	25.1%		2.9%
Percentage of physically active adults	2021/22	—	-	72.8%	68.0%	67.3%	51.6%		81.7%
Percentage of adults (aged 18 plus) classified as overweight or obese	2021/22	—	-	62.0%	63.9%	63.8%	77.6%		44.2%






Behavioural risk factors in South Norfolk against the national range.

(Source: [OHID](#))

Indicator	Period	S Norfolk			Region England			England	
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Under 18s conception rate / 1,000	2021	—	24	10.6	11.0	13.1	31.5		2.7
Smoking status at time of delivery	2022/23	→	137	11.6%	8.7%	8.8%	19.4%		3.4%
Baby's first feed breastmilk (previous method)	2018/19	—	-	-	70.0%	67.4%	-	Insufficient number of values for a spine chart	
Infant mortality rate	2020 - 22	—	16	4.3*	3.4	3.9	8.3		1.1
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2022/23	↑	260	19.0%	20.6%	22.7%	31.7%		8.2%

Child health in South Norfolk against the national range.

(Source: [OHID](#))

Indicator	Period	S Norfolk			Region England			England	
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Killed and seriously injured (KSI) casualties on England's roads	2022	—	-	-	75.3	94.5*	-	Insufficient number of values for a spine chart	
Emergency Hospital Admissions for Intentional Self-Harm	2021/22	—	200	154.6	144.9	163.7	425.8		47.8
Hip fractures in people aged 65 and over	2022/23	→	195	514	533	558	849		105
Percentage of cancers diagnosed at stages 1 and 2	2021	→	382	54.0%	55.4%	54.4%	43.5%		61.7%
Estimated diabetes diagnosis rate	2018	—	-	71.7%	76.7%	78.0%	54.3%		98.7%
Estimated dementia diagnosis rate (aged 65 and older)									
> 66.7% (significantly)									
similar to 66.7%									
< 66.7% (significantly)									
	2023	→	1,131	50.0	60.5	63.0	44.1		83.9

Injuries and ill health in South Norfolk against the national range.

(Source: [OHID](#))

6. The HIA Impacts

- 6.1 The NHS London Healthy Urban Development Unit (HUDU) matrix has been used to record the potential impacts of the plan, as well as identify any interventions that could be carried implemented via the VCHAP. This matrix is included at Appendix 1.
- 6.2 The development process can offer opportunities to address issues of rural deprivation ('left behind communities') by improving access to community services, education and employment as well as increasing the level of housing available and improving the housing stock.
- 6.3 Each village cluster is centred around the local primary school unless the primary school is within a larger settlement that is covered by the GNLP, (in which case the remaining rural parishes continue to form a cluster in the VCHAP e.g. Brockdish, Needham, Wortwell and Starston, clustered around the primary school in Harleston). Whilst primary school catchments have been taken as a proxy for social sustainability, the Council recognises that many other facilities are important to local communities and proximity to these can benefit the wellbeing of residents. An audit of other facilities and services within the clusters has helped to inform the site selection.
- 6.4 As a result of representations submitted in response to the Regulation 18 consultation of the Plan, it was decided to omit the proposed Core Policies from the VCHAP. The initial version of the HIA matrix included reference to these proposed Core Policies but has subsequently been updated to reflect the revised approach and the removal of these policies from the Plan. Removal of these policies from the VCHAP avoids duplication of existing planning policy therefore it is not considered that this will result in a policy vacuum.
- 6.5 The following commentary on the themes identified in section 4 above, includes an identification of the potential impacts identified within the HIA how these matters can inform development that takes place on these allocation sites. It should be read alongside the detailed commentary set out in the matrix.

Housing design and affordability

- 6.6 In terms of the first determinant, 'Housing Design and Affordability', the need for more affordable housing has been embedded in the process by strategic Policy 5 in the GNLP which requires at least 33% affordable housing on all major development sites. The minimum site allocation within the VCHAP is 12 dwellings in order to ensure delivery of affordable housing via this Plan. This reflects the evidence that sites below this threshold are less likely to achieve the required element of affordable housing.
- 6.7 Additionally, two of the proposed carried forward allocations – VC SPO4 in Spooner Row and VC GRE4 in Great Moulton specifically seek to secure the delivery of increased levels of affordable housing in these locations, reflecting the planning history of these sites since their original allocation in the 2015 Local Plan.
- 6.8 Securing an appropriate mix of new housing to meet the needs of residents is also an important part of the VCHAP. As above, strategic Policy 5 of the GNLP seeks to secure an appropriate housing mix within new development sites throughout the Plan area, requiring

proposals to reflect the most up-to-date evidence at the time a planning application is submitted. Discussions with site promoters throughout the evidence gathering of the VCHAP have indicated that at least two of the preferred allocation sites may come forward with schemes that would increase the availability of smaller or specialist housing within the District (VC HEM1 at Hempnall and VC TAC1 at Tacolneston).

- 6.9 The delivery of an appropriate level of affordable housing, as well as housing mix, on the preferred allocation sites will boost the supply of homes in the District over the Plan period, increasing both the supply and the choice of locations for new homes of all types. This is particularly important in rural communities which can benefit from strong local support networks and familial connections and in turn improves the health and wellbeing of residents.
- 6.10 National standards of housing design are continually being revised and up-dated, as evidenced by the July 2022 government announcement that new homes will be required to be more accessible for both older and disabled people. Design and layout standards, energy efficiency, requirements for a mix of housing types and ensuring accessible, lifetime homes are set out in additional policies and guidance notes. To ensure good and inclusive design is delivered the Council remains committed to ensuring that all existing and future standards set out in relevant policies are reflected in consented schemes.

Access to health and social care services and other social infrastructure

- 6.11 The Village Clusters Housing Allocations Plan does not seek to allocate new provision of the above services and so cannot directly increase these facilities. Similarly, the plan does not have the remit to explore opportunities for shared community uses and the co-location of services. However, the Council recognises that an increase in housing can result in increased demand for services has actively sought engagement with service providers to ensure issues are identified as part of the plan making process and considered where possible.
- 6.12 The pressures faced by all health and social providers is widely recognised and is of national concern. It is also recognised that rural communities can experience greater barriers to seeking health and social care services than their urban counterparts. Discussions between the Council and the NHS Norfolk and Waveney Integrated Care System raised some concerns about the wider geographical distribution of housing throughout the area and the impact this may have on the delivery of services. Whilst the Council recognises this concern, the increase in homes within these rural communities as a result of the VCHAP is proportionately smaller than the percentage of dwellings already in those parishes. Similarly, the overall level of growth proposed in the VCHAP (as set out in the GNLP) is just 5.5% of the overall growth required in the Greater Norwich area. The existing communities are served by outreach services and facilities, and it is anticipated that new residents would be able to access these.
- 6.13 More generally, all promoted sites were assessed for their accessibility to local services and facilities, including social infrastructure. A key consideration of a site's suitability for allocation was the level of services available within an agreed distance, and how accessible these facilities will be from the preferred allocation sites.

- 6.14 Finally, all developments will contribute to the Community Infrastructure Levy which will be used to ensure local infrastructure supports growth for the benefit of existing and new residents.

Access to open space, sport and leisure facilities and nature

- 6.15 In recognition of the importance of open space, the natural environment and sport and recreational facilities to the ongoing health and wellbeing of residents of South Norfolk the Village Clusters Housing Allocations Plan allocates sites, wherever possible, that are accessible to these spaces. The VCHAP prefers one site for development on an existing designated area of open space, at Barford and Wramplingham Village Hall; but this is on the basis that the allocation will provide better facilities in the longer term.
- 6.16 The Council's standard open space requirements are set out in the Open Space SPD and all site developers are expected to have regard to this guidance when preparing planning applications for sites of 15 units or more. To promote healthy lifestyles, it is anticipated that open space will be delivered on site unless an off-site contribution towards existing nearby provision is considered to be a more appropriate solution.
- 6.17 The majority of preferred allocation sites exceed the 15 dwelling threshold and will therefore trigger the requirement for open space/play areas to be provided. This will increase the number of play and recreation spaces available at a local level and/or improve the standard of existing facilities, benefitting both existing and new residents in these communities.
- 6.18 A small number of preferred site allocations are anticipated to deliver open space in excess of the requirements of the Council's SPD, as set out in the background text that supports the site-specific policy allocation. VC ASL1 in Aslacton and VC WOO1 are examples of sites required to deliver additional open space to meet their specific policy requirements.
- 6.19 The Council recognises that, due to the scale of sites preferred for allocation in the VCHAP, the quantum of new open space delivered within a settlement (or the commuted sum for an off-site contribution) will be limited however overall, the impact of the Plan on sport and recreation facilities locally is considered to be positive throughout the Plan period.
- 6.20 The VCHAP also seeks to enhance the local Public Right of Way (PRoW) network wherever possible, either through the protection and/or enhancement of existing routes or the creation of new footpaths that will connect into the existing network of footpaths. These requirements are set out within the site-specific policies to ensure their delivery as part of subsequent development proposals. Examples of improved footpath connections and/or links into the existing PRoW network can be found in policies VC ALP1 (Alpington), VC ROC1 (Rockland St Mary) and VC WOO1 (Woodton).
- 6.21 The biodiversity of all sites has been considered within the selection process, including through technical consultation with the Norfolk County Council Environment Team, Norfolk Wildlife Trust and Natural England. A Habitats Regulations Assessment has also been prepared and has helped inform the site selection process. The value placed on the role that the both the landscape and the biodiversity play in physical and mental health is reflected in the site-specific policy requirements that address these matters throughout the Plan.

- 6.22 As above, all developments must contribute to the Community Infrastructure Levy (CIL) which will be used to ensure local infrastructure supports growth. Some of the contributions will go towards the Green Infrastructure projects. In addition, all sites will make contributions through the Norfolk-wide GIRAMS towards the recreational enhancement and environmental protection.
- 6.23 The Council considers that the Village Clusters Housing Allocation Plan will have a positive impact on local access to open space, sport and recreation facilities and the natural environment throughout (and beyond) the Plan period.

Air quality, noise, and neighbourhood amenity

- 6.24 With regards to air quality, the Plan has been supported by both a Sustainability Appraisal Report and a Habitats Regulations Assessment both of which include assessments of the air quality. This Plan does not allocate sites for industrial or high polluting uses.
- 6.25 Wherever possible the preferred sites are well linked to existing services and facilities by footpath or safe rural walking links (i.e. roads with wide verges and stepping off places). This is to encourage pedestrian accessibility within the local area and reduce the reliance on motorised vehicles, potentially having a positive impact on local air quality.
- 6.26 A review of noise data was undertaken for each of the preferred allocation sites. This determined that one site – VC HAD1 at Haddiscoe - fell within an area identified as potentially being more sensitive. To mitigate this impact the site boundaries for this site were adjusted and the site-specific policy requirements ensure that this will be addressed appropriately in the design and layout of any future proposal on the site.
- 6.27 The Council recognises that the construction phase can, on occasion, impact on the mental and physical health of nearby residents. However, the development proposed within the VCHAP is of limited scale and it is therefore anticipated that any health impacts resulting from this would be of limited duration only. Matters such as construction traffic and hours of construction can be managed via the development management process if appropriate.
- 6.28 Detailed matters relating to neighbour amenity will be assessed in full at the planning application stage once the site design and layout matters are known. However, as part of the VCHAP site selection process an assessment of the compatibility of both existing and proposed land uses, as well as neighbouring land uses, was included to ensure that any potential future conflicts are minimised. Where appropriate site-specific policies set out requirements for the reinforcement of existing landscaping to ensure the amenities of existing and future residents is not significantly impacted by development on these sites.
- 6.29 The Council recognises that new development can be unsettling for existing residents however with appropriate mitigation measures it is considered that any impacts that may arise – particularly during the construction phase – will be limited and in the short term only.

Accessibility and active travel

- 6.30 As noted above, a key starting point for the GNLP approach to allocating new housing in village clusters was the accessibility to existing services and facilities. The VCHAP has

continued this approach and has sought to allocate sites with good links to local services and facilities, including public transport where available, with the aim of encouraging cycling and walking in the rural areas.

- 6.31 However, the Council also recognises that the rurality of the District is a challenge to ensuring good accessibility and active travel opportunities throughout and between all settlements. To help address this, developers of a number of preferred allocation sites will be expected to contribute to footpath and/or highway improvements related to the site and that are proportionate to the scale of development proposed. The scale of development allocated within the VCHAP also limits the quantum of improvements that may be achieved.
- 6.32 The Village Clusters Plan is supported by an Equality Impact Assessment (EQIA) which reviews the VCHAP process, as well as any potential impacts on equalities arising from the Objectives of the Plan or the site-specific policies. The EQIA can be found in the evidence base supporting the VCHAP.
- 6.33 The Council will seek to ensure that where car parking spaces, including disabled spaces, will be incorporated into new development in line with NCC parking standards, are secured through the development management process.
- 6.34 The Village Clusters Housing Allocation Plan seeks to respond to the challenges arising from the allocation of housing sites within rural areas through the allocation of sites that connect to existing services and facilities, and the improvement of the existing footpath and highway network as appropriate. In this way it is considered that the Plan will have a long-term positive impact on the health and wellbeing of both existing and future residents by encouraging active lifestyles and enabling people to live within the communities of their choice.

Crime reduction and community safety

- 6.35 The Plan does not specifically seek to allocate sites for multi-use public spaces or buildings and detailed site layouts are not the subject of the VCHAP.
- 6.36 The Police Architectural Liaison Officer was consulted on the emerging Plan and will also be consulted at the planning application stage on detailed site plans. The comments of the Police Architectural Liaison Officer help inform discussions with applicants about site layouts and specific design features and therefore this remains an ongoing matter during the development management process.
- 6.37 The Council has continued to engage with local communities and other key stakeholders during the VCHAP process and has reflected and responded to all representations submitted at the Regulation-18 consultation.

Access to healthy foods

- 6.38 In terms of this health determinant the Plan has a neutral impact as it solely allocates residential land. Indirectly it could benefit smaller, independent food suppliers within villages.

Access to work and training

- 6.39 Strategic employment allocations, and the allocation of employment site within smaller villages is part of the emerging GNLP. The establishment of new employment and training sites is therefore beyond the scope of this plan.

However, the assessment criteria for sites promoted to the VCHAP included proximity to any local employment facilities/ opportunities. Throughout the South Norfolk villages there are a number of small-scale rural employment centres and new development that is accessible to these could support the vitality of these units/centres (for example, VC BUR1 at Burgh St Peter is within close proximity to Aldeby Business Park which supports a number of start-up businesses, as well as established companies).

Social cohesion and inclusive design

- 6.40 There are no mixed-use or community facilities proposed as part of this Plan, however the delivery of homes in the village clusters will support viability/vitality of local services and community facilities.
- 6.41 The Council has sought to allocate sites that are accessible to local services and facilities, including via public transport. The Council has sought to secure the delivery of footpaths (or upgrades of existing footpaths to appropriate standards), as well as the provision of safe crossing points where these are considered necessary.
- 6.42 Unless noted within the site-specific policy the detailed design of a site will be determined and assessed at the planning application stage. Developers will be required to have regard to the most up-to-date guidance regarding site layout and inclusive design, including those policies set out by local communities within adopted Neighbourhood Plans.

A key objective of the Village Clusters Housing Allocations Plan is providing an appropriate mix of housing (including size and tenure) throughout existing rural communities and villages throughout the District. This dispersed approach to development will enable more social networks to be retained, providing greater opportunities for families to remain within their local areas should they wish to do so. This will support existing social bonds and networks, potentially improving the wellbeing of residents who may otherwise find themselves to be isolated in new communities. This will be a positive outcome of the VCHAP.

Minimising the use of resources

- 6.43 The whole Plan sets out the Council's intention for the best use of existing land and the achievement of sustainable development, in accordance with both national and strategic planning policy requirements.
- 6.44 In terms of land use the Council has allocated sites that ensure the most efficient use of land whilst continuing to take account of local character considerations to ensure that the new development continues to protect and enhance the character and setting of their location. In terms of the assessment process each site was initially considered on the basis of 25/dph; this was subsequently refined during the site selection process to ensure that the scale of development allocated in each location was appropriate for the local context. Each site-

specific policy includes details of the scale and size of the site that has been preferred for allocation alongside the bespoke policy requirements and the supporting text.

- 6.45 Opportunities for home/remote working within a rural environment are increasing as employers adapt to technological improvements. Increased options for home working (and therefore reduced vehicular travel) is an ambition of the VCHAP, reflecting these changes to working patterns. The distribution of new housing throughout the District as part of this housing allocations plan seeks to respond to these changes in the workplace, and therefore potentially improve the health and wellbeing of existing and future residents.
- 6.46 Water Quality is an important issue in Norfolk and the Plan is supported by an updated [Greater Norwich Water Cycle Study](#). The Council has sought to ensure that preferred sites are viable and avoid those areas identified as having issues that cannot be overcome. The site-specific policies prepared by the Council include appropriate policy wording where the WCS identifies a potential requirement for phased development or upgraded infrastructure.
- 6.47 In addition to the above, the Council will also seek to ensure sustainable development across all sites in accordance with the strategic policy set out in the GNLP (Strategic Policy 2), as well as any other relevant policy and legislation. This includes in terms of water usage, energy efficiency and sustainable construction and technology.

Climate change

- 6.48 Reflecting the strategic role of the GNLP, the aim of the VCHAP to allocate smaller residential sites only restricts opportunities to incorporate renewable energy to domestic level energy generation. Detailed proposals incorporating sustainable construction and technology, including renewable energy generators, will be assessed as part of the subsequent Development Management process.
- 6.49 As part of the site assessment process the Council has updated the Strategic Flood Risk Assessment (SFRA) prepared in support of the GNLP with its own Stage 2 SFRAs which specifically focus on sites preferred and shortlisted within the VCHAP. These studies have also been updated to include an allowance for climate change in accordance with legislative changes in Autumn 2022. Where appropriate, the findings of the Stage 2 SFRAs have been incorporated into site-specific policies and developers will be required to have regard to these findings in preparation of their own FRAs. A key objective of the SFRAs/ FRAs is the protection of life and property during flood events, thus supporting the long-term health and wellbeing of residents.
- 6.50 Representations received from the Lead Local Flood Authority (LLFA) and Anglian Water have helped inform the development of the VCHAP, and sustainable drainage methods (SuDS) will be required across the Plan area. The Council will seek to ensure that the policy design standards through the development management process, including the use of planning conditions.

Conclusion

- 6.51 As set out in the preceding sections, the Village Clusters Housing Allocations Plan addresses many of the issues raised within the HIA that fall within the remit of the Plan. Once adopted the strategic policies and additional site allocations within the GNLP will also provide a framework for future development that will support the health and wellbeing of existing and future residents. The Greater Norwich Local Plan and the South Norfolk Village Clusters Housing Allocations Plan should be considered as complementary and interrelating documents that provide the framework for future development supporting the health and wellbeing of residents. It is therefore considered that the VCHAP will have an overall short and long term positive impact on the health and wellbeing of the resident population.

7. Next Steps

- 7.1 As discussed in Section 1 above, this Report has been updated to support the publication of the Regulation-19 Village Clusters Housing Allocations Document.
- 7.2 The matrix will continue to feed into the final stages of the VCHAP and will remain as a reference document.

Any comments received at the Reg.19 consultation stage will be considered.

Appendix 1: The HIA matrix

Health Impact Assessment Matrix

Self-completion Form

Introduction

This assessment matrix is designed to assess the likely health impacts of the South Norfolk Village Cluster Housing Allocation Plan document. The approach within the matrix is consistent with the rapid health impact guidance published by the NHS London Healthy Urban Development Unit (HUDU). The HIA is being prepared now to inform the early stages of plan preparation prior to the plan being finalised.

The matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. The assessment matrix has been designed in a generic manner and is expected to be adapted to localised characteristics. However, on review by South Norfolk Council, it has been considered that the general themes identified adequately cover the issues of health impact, and where appropriate criteria have been omitted and/or identified where not applicable to the main purpose of the Plan. The assessment matrix identifies eleven topics or broad determinants. Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation: South Norfolk District Council

Name of plan: The South Norfolk Village Clusters Housing Allocations Plan (VCHAP)

Location of project: South Norfolk

Date of assessment: July 2021, updated April 2024

1. Housing design and affordability?

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
1a. Does the plan seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	No	<p>The VCHAP allocates small scale sites for residential development and whilst it includes site-specific policies it is not within the remit of this Plan to secure this. The Council already has a number of adopted Policies to encourage good quality design within development:</p> <p>Adopted GNLP Policy 5: ‘Homes’ has a requirement for major housing development proposals to provide at least 20% of homes to the Building Regulation M4(2) standard to provide accessible and adaptable homes. It also requires all homes to meet the Nationally Described Space Standard for internal space.</p> <p>South Norfolk’s Development Management Policy DM 3.8 ‘Design Principles applying to all development’ requires dwellings to be designed so that internal spaces are suitable, adaptable and will be able to accommodate a range of residents over time.</p>	Positive	The Council will seek to ensure that policy standards are secured through the development management process, including the use of planning conditions.

<p>1b. Does the plan address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?</p>	<p>No</p>	<p>The GNLP is the Local Plan document that is responsible for allocating specialist housing sites (for example, care facilities) throughout the wider District (including those areas covered by the VCHAP). As such, the allocation of sites to meet these requirements remains outside the remit of the South Norfolk Village Clusters Housing Allocation Plan but is addressed appropriately within the wider Local Plan.</p> <p>However, SNVC Objective 1 - Meet housing needs within the VCHAP does seek to provide new development to meet housing needs based on the most up-to-date evidence and will therefore have a positive impact; this objective ensures that allocated sites provide an appropriate mix of house types, sizes and tenures for residents at different stages of their life cycle e.g. first-time buyers, affordable housing, upsizing/downsizing.</p> <p>The GNLP seeks to assist Norfolk County Council's aim to reduce residential care home and nursing home dependency and support people to remain more independent in their own homes or in supported housing. This is reflected in site specific allocation policies for specialist housing in the Greater Norwich Local Plan site allocations.</p> <p>At a strategic level, adopted GNLP Policy 5 supports the delivery of older peoples' and specialist housing on sites with good access to</p>	<p>Positive</p>	<p>The Council will also ensure that the need for specialist housing for the elderly and other needs is considered on all housing schemes and advise applicants on the most up-to-date evidence of need. The detailed housing mix will be secured at the development management stage.</p>
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Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		local services. It includes a requirement to adhere to the national optional Building Regulation standard for adaptable homes on major developments where 20% of homes must be designed to be adaptable to changing needs over time, enabling people to stay in their homes for longer. Strategic Policy 5 will encourage and support applications for specialised accommodation, where appropriate.		

<p>1c. Does the plan promote good design through site layout and orientation, meeting internal space standards?</p>	<p>Yes</p>	<p>Where appropriate, a number of site-specific policies within the VCHAP set out bespoke design/ layout requirements. However, generally these specifications are in response to constraints that have been identified during the site assessment and site selection process (for example, heritage or landscape matters). All developments will be expected to be legible and adaptable, as well as taking account of access for all residential amenity and inclusivity.</p> <p>The Council already has a number of adopted policies to encourage good quality design in development:</p> <p>Adopted Policy 5 of the GNLP has a requirement for all housing development proposals to meet the Government's Nationally Described Space Standard for internal space, or any successor.</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design Principles applying to all development' requires development to achieve high quality design, including being designed to an appropriate scale and mass. The Council has a Place-Making Guide Supplementary Planning Document (SPD) which is used to promote and secure high-quality design in new development.</p> <p>In addition, a number of adopted Neighbourhood Plans form part of the Local</p>	<p>Positive</p>	<p>The Council will seek to ensure that the policy design standards are secured through the development management process, including the use of planning conditions.</p>
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Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Plan and many of these contain policies that focus specifically on site layout, design and permeability. Developers will be required to have regard to these policies when preparing detailed schemes for allocated sites in the VCHAP.		
1d. Does the plan include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>The Strategic Housing Market Assessment 2017, identifies a need for 11,030 affordable homes in Greater Norwich from 2015 to 2038. This document was updated by the Greater Norwich Local Housing Needs Assessment in June 2021. All new development will be required to respond to the most up-to-date housing needs assessment.</p> <p>SNVC Objective 1 - Meet housing needs seeks to provide new housing development to meet housing needs and is considered to have a positive impact; this objective ensures that allocated sites provide an appropriate mix of house types, sizes and tenures to allow for residents at different stages of their life cycle e.g. first-time buyers, affordable housing, upsizing/downsizing.</p> <p>The Council has existing policies to ensure housing requirements are met:</p> <p>South Norfolk's Development Management Policy DM 3.1 – Meeting housing requirements</p>	Positive	Affordable housing and the precise housing mix will be secured through the development management process.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>and needs, and Policy DM3.2 seeks to meet rural housing needs.</p> <p>In addition, adopted GNLP Policy 5 encourages the provision of a full range of type, tenure, and cost of housing, to meet the varied housing needs of communities. The policy sets a general requirement for on-site affordable housing provision of 33% on sites of 10 or more dwellings and a mix based on local evidence. All allocated sites within the VCHAP exceed the threshold for 10 dwellings and will therefore be expected to deliver affordable homes in accordance with this policy requirement.</p> <p>The GNLP has undertaken (and updated) a Viability Appraisal which demonstrates that the scale of sites being allocated through can be viably delivered with the relevant supporting infrastructure and affordable housing. This has subsequently also been updated by a Viability Assessment specifically focussed on development within the VCHAP.</p>		

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
1e. Does the plan contain homes that are highly energy efficient?	Yes	<p>The VCHAP does not contain specific energy policies, as this falls outside the remit of this Plan. However, the Council already has a number of Policies to encourage good quality design within development:</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design Principles applying to all development' which requires building to be orientated to gain benefit from sunlight and passive solar energy and wherever possible designed around a Sustainable Drainage System.</p> <p>Adopted GNLP Policy 2 – 'Sustainable Communities', is a wide-ranging policy which requires, amongst other things, promote low carbon development and to help address climate change. Compliance with this policy will be required for all allocation sites within the VCHAP.</p>	Positive	The Council will ensure that the policy standards are secured through the development management process, including the use of planning conditions.

2. Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
2a. Does the proposal retain or re-provide existing social care related infrastructure?	Partially	<p>The VCHAP does not propose any changes to the existing health and social care services, or other social infrastructure, as it allocates smaller residential sites in rural villages only. No losses to existing services / provision result from this Plan.</p> <p>Proposed allocations within the GNLP site allocations will address these requirements where possible and will be of relevance to resident populations within the South Norfolk village cluster areas too.</p>	N/A	The South Norfolk Village Clusters Housing Allocations Plan does not make any changes to existing health and social care facilities/ infrastructure.
2b. Does the plan assess the impact on demand for and access to healthcare related services?	Yes	<p>The growth in new residents accessing the existing healthcare related services as a result of the preferred housing allocations is considered to be minimal when considered in the context of (a) the overall growth within the GNLP area and (b) the existing population within the South Norfolk village clusters area already accessing these services and facilities therefore no specific actions / mitigation is proposed.</p> <p>The Council has engaged with a number of service providers as part of the production of the plan, this includes the Clinical Commissioning Group and Norfolk County</p>	Neutral	All approved developments will need to contribute to Community Infrastructure Levy (CIL) and, in certain circumstances, contribute to infrastructure through S106 agreements. These contributions can be used to help ensure local infrastructure effectively supports growth.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Council in its role as Education provider. This will ensure that infrastructure issues are identified and understood as part of the plan making process.		
2c. Does the plan assess the capacity, location, and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	<p>All sites promoted to the VCHAP have been assessed using an agreed criterion which includes (but is not limited to) the proximity and accessibility of each site to a range of services, facilities and public transport services, including primary school facilities. Wherever possible, allocation sites that have good accessibility to local services and facilities have been selected however it is acknowledged that the rural nature of the District, and the favoured approach to development within the VCHAP, presents a challenge to achieving this in all locations.</p> <p>With regards to the capacity of existing provision, the Council has sought engagement with both the NHS Integrated Care Systems and Norfolk County Council Education Team. The purpose of these discussions was twofold: (a) ascertaining existing capacity within the relevant services as well as potential opportunities and constraints; and (b) informing the service providers of the proposed VCHAP strategy and to provide an explanation of</p>	Neutral	Where appropriate the site-specific policies within the VCHAP seek to create / upgrade pedestrian accessibility to existing services and facilities, including primary schools. However, these requirements must be proportionate to the scale of development on a site and as such the overall impacts will be limited due to the scale of allocations within the VCHAP.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		its role within the wider GNLP. Particularly with regard to education facilities, it was identified that as the allocations proposed within the VCHAP are relatively small scale the proposed development is unlikely to have significant impacts on school capacity although it could, in some instances support the existence of rural primary schools through a modest increase in pupil numbers. Discussions with the ICS recognised the existing pressures on the NHS however it was also confirmed that the numbers proposed for allocation within the South Norfolk village clusters had previously been set out in the GNLP and are modest in the context of (a) the existing population and (b) the overall growth proposed throughout the GNLP area.		
2d. Does the plan explore / allow opportunities for shared community use and co-location of services?	No	The purpose of the VCHAP is to allocate land for housing development. Therefore, the control of, or allocation of land for, services and facilities is beyond the scope of the plan. However, it is recognised that the provision of additional homes in rural areas will support the ongoing viability and vitality of local services.	Neutral	None identified.

3. Access to open space and nature

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3a. Does the plan retain and enhance existing open and natural spaces?	Yes	<p>Objective 3 of the VCHAP - seeks to protect the character of village and their settings (which will include open and natural spaces)</p> <p>The Council recognises the importance of the natural environment and access to open spaces to the health and wellbeing of residents. All promoted sites were assessed using the same criteria, which includes considering the proximity of sites to existing landscape designations, and where possible, allocations which will not result in significant harm to these areas have been preferred. Within the VCHAP there are examples of policies that secure open space at a quantum above the Council's adopted standards (see below) as part of the allocation, for example VC ASL1 at Aslacton and VC WOO1 at Woodton.</p> <p>In addition, the Council has existing policies to preserve and provide open space within new development:</p> <p>Adopted GNLP Policy 3 – 'Environment Protection and Enhancement' requires development proposals to conserve and enhance the natural environment. This includes respecting, retaining, and adding to, natural assets; taking account of local design and other</p>	Positive	<p>The majority of the site allocations within the VCHAP allocate land for 15 or more dwellings and these sites will therefore trigger the open space threshold, as set by Policy DM3.15 and the Open Space SPD.</p> <p>A number of policies have site-specific open space requirements, including either a requirement for additional open space or specifying the location of open space within the development site.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>guidance, and undertaking landscape, biodiversity, or other appropriate assessments if significant impacts might arise.</p> <p>The Council's Development Management Policy DM3.15: 'Outdoor play facilities and recreational space' calculates the open space requirement a development will generate. There is also an Open Space SPD (2018) which requires all new residential developments of 15 or more homes to make open space contributions. The majority of sites will therefore be required to make either an on-site open space provision or, if appropriate, a commuted sum towards an off-site provision for the same.</p>		
3b. Does the proposal promote links between open and natural spaces and areas of residence, employment, and commerce?	Yes	<p>All sites have been assessed using the same criteria, which includes assessing the proximity of sites to a range of facilities including open space and, where possible, allocations seek to improve/ create accessibility to these local services and facilities.</p> <p>Adopted GNLP Policy 2 – 'Sustainable Communities' requires development proposals to contribute to multi-functional green infrastructure links, including through landscaping, to make best use of site characteristics and integrate into the surroundings. As an overarching strategic policy</p>	Positive	<p>Wherever possible, the Council has sought to allocate sites within areas that are well linked to local services and facilities.</p> <p>All planned developments will also need to contribute to Community Infrastructure Levy (CIL). These contributions can be used towards GI projects that seek to achieve these links.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>this will be applicable to developments that come forward as a result of the VCHAP.</p> <p>In addition, the assessment of sites was supported by a technical consultation with both internal and external stakeholders. This technical consultation included discussions with NCC Highways Authority, where opportunities to link up development with footways have been identified. These requirements have been included in site-specific policy allocations where appropriate. In addition, the Council has also considered the connectivity of sites to the exiting Public Right of Way (PRoW) network and has included within site-specific policies requirements to create linkages with these networks where this can be facilitated through the VCHAP.</p> <p>The Council adopted the Community Infrastructure Levy (CIL) in 2014, which requires contributions from development. These funds will go towards the Green Infrastructure (GI) projects which will provide these important links between open spaces and communities.</p> <p>The Council also has a Place-Making Guide Supplementary Planning Document (SPD) which contains key principles around accessibility and public links and integrating with surroundings.</p>		

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3c. Does the plan provide a range of good quality new play and exercise spaces for children and young people?	Yes	<p>The aim of the Plan is to allocate smaller residential sites, in rural villages. Whilst specific policies relating to the provision of new play and exercise spaces are not set out within the VCHAP there is an existing requirement for these to be delivered as part of new development above a certain threshold. The Council has a number of adopted policies relating to play space within new development that will be of relevance</p> <p>Policy DM3.15: ‘Outdoor play facilities and recreational space’ which provides a tool to calculate the open space requirement a development will generate.</p> <p>To support this policy the Council has adopted an Open Space SPD (2018) which requires all new residential developments of 15 or more homes to make open space contributions, which includes children’s play space. Most sites proposed for allocation in the VCHAP exceed the 15 dwelling threshold and therefore will be expected to deliver open space, including children’s play space. The Council’s preference is for the delivery of on-site provision however in some instances it may be more appropriate for developers to make a contribution to an existing local play space in order to enhance the existing provision.</p>	Positive	<p>The Council is seeking to allocate many sites that exceed 15 dwellings threshold that will trigger a requirement for the provision of play space and open space, as set by Policy DM3.15 and the Open Space SPD.</p> <p>In addition, CIL contributions will be required towards wider infrastructure projects, including formal sports and recreation provision.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3d. Does the plan protect and enhance biodiversity?	Yes	<p>The Plan is supported by a Sustainability Appraisal (SA) Report. This is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Due regard has been given to this assessment's findings in the selection of final sites.</p> <p>The Plan is also supported by a Habitat Regulation Assessment (HRA). The legislation requires that an 'appropriate assessment' is carried out for plans or project that are likely to have a significant effect on a Habitat Site(s). It requires detailed consideration of the potential for the plan or project, taking account of the mitigation proposed, to affect the conservation objectives of the site(s) concerned, to ensure no significant impact will occur.</p> <p>SNVC Objective 3 – Seeks to protect the character of villages and their settings. As noted, all sites have been assessed using the same assessment criteria, which includes searching for areas of special designation which may also have important biodiversity/ecological factors. Allocation sites have been selected to avoid areas of concern as far as possible.</p> <p>The assessment of sites was supported by a technical consultation with both internal and</p>	Positive	The Council has sought to protect existing biodiversity both on- and adjacent to development sites preferred for allocation. This is secured through site-specific policy text where appropriate.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>external stakeholders. This technical consultation also included discussions with the Council's own Landscape and Arboricultural Officers, as well as the Biodiversity Team at Norfolk County Council with comments received informing both the site selection process and identified mitigation measures included within the site-specific policies. The Landscape Visual Appraisals prepared for all preferred allocation sites include a review of the onsite ecological features and concluded with recommendations for mitigation measures for the final site policy text. These have been included within the site policies where appropriate and developers will be expected to address these in any subsequent planning applications.</p> <p>In addition, adopted GNLP Policy 3 – 'Environment Protection and Enhancement' requires development proposals to conserve and enhance the natural environment. Specifically, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. Development will need to demonstrate that the gain to biodiversity is a significant enhancement (at least a 10% gain) on the existing situation.</p>		

4. Air quality, Noise and Neighbourhood Amenity

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
4a. Does the plan set out a strategy to reduce and mitigate the effects of poor air quality and air pollution? (e.g. from increased motor traffic)	Yes	<p>The Plan is supported by a Sustainability Appraisal (SA) Report. The SA includes a review and assessment on the impacts on air quality to the Preferred and Shortlisted site. Due regard has been given to the findings of this assessment in the selection of sites. The technical consultation undertaken as part of the initial site assessment included liaison with the Council's own Environmental Protection Team who provided comments relating to specific sites. Further liaison with this team took place to confirm/ clarify details on specific sites and as necessary amendments were made to selected sites to reflect these discussions.</p> <p>More generally, the VCHAP seeks to promote sustainable transport methods via the creation/ improvement of footpath networks and seeking accessibility to existing local services and facilities. This could have the effect of improving local air quality as a result of reduced reliance on motor vehicles. However, the rural nature of the District means that use of the motorised vehicles is likely to remain significant.</p>	Neutral	Site-specific policy allocations reflect comments of the Environmental Protection Team as appropriate.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
4b. Does the plan address the need to minimise construction impacts (e.g. dust, congestion, construction noise)	Yes	<p>The Council recognises the impact nuisance issues such as noise can have on quality of life, and the contribution that this can make towards reduced health and wellbeing.</p> <p>The majority of sites allocated within the Plan are of a relatively small scale and therefore it is expected that any construction impacts will be temporary and in the short-term only.</p>	Neutral	The Council will consider the construction impacts on existing residents during the development management process and will address this as appropriate during an assessment of the application including, potentially, through the use of planning conditions that address hours of construction.
4c. Does the plan address water quality?	Yes	<p>The Plan is supported by the South Norfolk Water Cycle Study (WCS) which builds upon the WCS produced to support the GNLP. This is an important part of the evidence base that helps to determine the most appropriate options for development (in respect to water infrastructure and water environment). Planned development throughout the study area has been assessed for water supply capacity, wastewater capacity and associated environmental capacity. Any water quality issues arising, water infrastructure upgrades and potential constraints have been identified and reported where possible. The WCS provides information to demonstrate that there are workable solutions to key constraints to deliver future development.</p> <p>In addition, comments were received from the Environment Agency at the Regulation-18 stage of the Plan production advising of sites within Groundwater Protection Zones. This does not</p>	Positive	<p>The Council has avoided allocating sites in areas identified as experiencing issues that cannot be overcome and where appropriate has included requirements for developers to liaise with Anglian Water regarding phased development and/or specific infrastructure requirements associated with the delivery of a particular site.</p> <p>The Council has sought to ensure as far as possible that allocation sites are viable, and Policy 2 of the adopted GNLP will ensure that all development meets the Building Regulations part G (amended 2016), water efficiency higher optional standard.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>preclude development on these sites however it has been noted within the site-specific supporting text in allocations where appropriate.</p> <p>The Council also already has policies to protect water quality within development:</p> <p>Adopted GNLP Policy 2 – ‘Sustainable Communities’, is a wide-ranging policy and amongst other requirements, supports efficient water management requiring all new housing development will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard.</p> <p>Policy DM 3.14 ‘Pollution, health and safety’ requires development to minimise and where possible reduce the adverse impact of all forms of emissions and other forms of pollution and ensure that there is no deterioration in water quality or water course.</p>		

5. Accessibility and Active Travel

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
5a. Does the plan prioritise and encouraging walking (e.g. traffic calming) and seek to reduce car use? (e.g. locating developments close to local facilities	Yes	<p>The conclusions in the site assessments have been formed within the context of the village clusters, where inherently some clusters have a more limited range of services than larger villages and towns. It is also acknowledged that whilst the VCHAP has sought to ensure footpath access to those services and facilities that exist wherever possible, there are some locations where this is not possible. Due to the scale of development proposed within a settlement, proportionate improvements will be limited. It is also recognised that due to the rural nature of the District public transport options are often limited however these have been considered during the site selection process to maximise opportunities to encourage the use of these services.</p> <p>A key consideration in the site assessment and selection process has been the safety of the highway for walking, including the availability of places to step off the highway (where verges may be present). This was informed by responses from Norfolk County Council's Highways Authority Team to the technical consultation as well as subsequent detailed meetings considering the acceptability of preferred and shortlisted sites from a highways perspective – this included a review of existing</p>	Positive	The Council has sought to allocate sites with good quality links to local services and facilities, including public transport, and has detailed in the site-specific policies appropriate traffic management measures required by NCC Highways Authority, including the provision of footpath links from sites.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		and potential footpath provision to encourage/enable safe pedestrian movements around the settlements.		
5b. Does the plan promote the provision and enhancement of access to public transport network (e.g. bus and rail)?	Yes	No specific methods of proposed enhancement and/or provision of public network are proposed, as this falls outside the remit of the Village Clusters Plan. However, as part of the Site Assessment process sites were assessed against their proximity to a range of services and facilities, including public transport, and where possible, allocations have been selected where there is accessibility to these local services. The frequency and regularity of public transport services throughout many parts of the rural area is acknowledged as being a constraint to their regular usage, although additional residents may support the viability of the public transport network.	Neutral	The Council has sought to allocate sites with good transport links to local services and facilities, including via public transport. Improvements to existing footpath provision locally, as required within many of the allocation policies, may also improve accessibility to existing Public Transport networks.
5c. Does the plan prioritise and encourage cycling? (e.g. provision of cycle lanes, cycle parking, showers, and lockers)	No	<p>The aim of the Plan is to allocate smaller residential sites, in rural villages and delivery of cycle routes / lanes falls outside the remit of this Plan. However, the Council will support the inclusion of appropriate linkages within detailed design proposals and more generally already has adopted policies that encourage good quality design within development:</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design Principles applying to all</p>	Neutral	None identified

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>development' requires development to provide an attractive, accessible, and safe environment.</p> <p>Policy DM 3.12 'Provision of vehicle parking' requires development to be determined using the parking standards adopted by the Council, as a 'starting point'. The Council's vehicle parking standards are currently the Parking Standards for Norfolk 2007 (updated 2020) published by Norfolk County Council, until superseded by an SPD.</p> <p>The Council also has a Place-Making Guide Supplementary Planning Document (SPD) which amongst many things, promotes 'integration with site surroundings'. It also notes the importance in creating convenient pedestrian and cycle links into existing routes and places, to help reduce reliance on the private car.</p> <p>In addition, as part of the work to support the GNLP it has been noted in the 'Greater Norwich Profile' for infrastructure that there is a need invest in other routes outside of the city, including between Wymondham, Norwich and Sprowston.</p>		
5d. Does the plan address the needs of people who are car dependent? (e.g. people with mobility problems)	Yes	The VCHAP is supported by an Equality Impact Assessment (EqIA) which assesses the potential impact of the Plan on different groups within communities that may otherwise be under-	Neutral	Through the development management process the Council will seek to ensure that adopted standards are secured, including the provision of appropriate

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>represented (including those with physical disabilities).</p> <p>The focus on sites with good access to local services and facilities within villages will be of benefit to those with limited mobility, including the elderly and people in poor health. However, there will be some inherent tensions linked to the relative accessibility of a range of higher order services and goods in several locations compared to others.</p> <p>In addition, the Council already has policies to encourage good quality design within development:</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design Principles applying to all development' requires development to provide an attractive, accessible and safe environment.</p> <p>Policy DM 3.12 'Provision of vehicle parking' requires development to be determined using the parking standards adopted by the Council, as a 'starting point'. The Council's vehicle parking standards are currently Parking Standards for Norfolk 2007 (updated 2020) published by Norfolk County Council, until superseded by an SPD.</p>		<p>car parking spaces, in line with the most up to date Norfolk County Council parking standards.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
5e. Does the plan protect and enhance Public Rights of Way (PRoW)?	Yes	<p>All sites have been assessed using the same criteria, which included and an identification of local PRoWs to allocation sites.</p> <p>Site-specific policies include requirements to protect and/or connect to existing PRoW in proximity to sites as appropriate.</p>	Positive	<p>The Council has ensured minimal impact on PRoWs via the site allocation process and seeks to secure improvements and new linkages wherever appropriate.</p> <p>These would be delivered via the development management process in subsequent planning applications.</p>

6. Crime reduction and community Safety

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
6a. Does the plan incorporate elements to help design out crime?	Yes	<p>Statistical data shows that South Norfolk has a relatively low crime rate, compared to other areas in Norfolk (data.police.uk, July20-Jun21).</p> <p>Whilst the Plan does not specifically include policies relating to the designing out of crime, the Council already has Policies to encourage good quality design within development:</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design Principles applying to all development' requires all development be designed to reduce any actual or perceived opportunities for anti-social activity on the site and in the surrounding area. The Council's Place-Making Guide SPD is a useful reference for developer's preparing site-specific schemes.</p> <p>At a strategic level, adopted GNLP Policy 2 – 'Sustainable Communities', is a wide-ranging policy and amongst other things, aims to create inclusive, resilient and safe communities.</p>	Neutral	The development of safe and inclusive sites is assessed in detail as part of the development management process once site specific proposals come forward. As part of this assessment the Police Architectural Liaison Officer is invited to comment on the proposals and make recommendations for developers and officers to address prior to the determination of the planning application.
6b. Does the proposal include attractive, multiuse public spaces and buildings?	No	The aim of the Plan is to allocate smaller residential sites in villages.	N/A	N/A

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
6c. Has engagement and consultation been carried out with the local community?	Yes	<p>Multiple consultations took place under Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to the following timescales:</p> <ul style="list-style-type: none"> • Regulation 18 open consultation: 7 June 2021 to 2 August 2021. • Regulation 19 publication: 23 January 2023 to 6 March 2023. • Regulation 18 focused consultation: 11 December 2023 to 5 February 2024. <p>These consultations allowed residents the opportunity to ensure that their views are incorporated into the long-term strategy for the District.</p> <p>A final focused Regulation-19 consultation on elements of the Plan will take place between 12 August 2024 and 7 October 2024 and local communities are invited to review and submit their representations to the Council's preferred Plan. Engagement promoting this period will include local publicity via social media, websites, press releases and briefings of parish and town councils to inform residents.</p>	Positive	The Council continues to engage and consult with the community and other key stakeholders as the plan progresses towards independent examination and adoption.

7. Access to Healthy Foods

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
7a. Does the plan address the over concentration of fast supply being monopolised by a single provider?	No	The aim of the Plan is to allocate smaller residential sites in the villages.	N/A	N/A
7b. Will the plan restrict the local food supply being monopolised by a single provider? Does the proposal facilitate the supply of local food?	No	<p>The Plan proposes to distribute housing across the more rural parts of the district, which will in turn will help to support the ongoing vitality and viability of local shops and farm shops in these rural areas.</p> <p>SNVC Objective 2 – seeks to protect village communities and support rural services and facilities. This aims to Prefer/Shortlist sites within close proximity to services and facilities, including local supermarkets and convenience stores.</p> <p>It is also recognised that due to the rural area of the plan, additional homes within rural areas will help support and grow local suppliers.</p>	Neutral	None identified.

8. Access to work and training

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
8a. Does the plan seek to provide new employment opportunities and encourage local employment and training?	Yes	<p>Strategic employment allocations and those in smaller villages throughout the VCHAP area are addressed within the adopted GNLP rather than the Village Clusters Plan. However, the site assessment process included the presence of local employment opportunities and access to these.</p> <p>SNVC Objective 2 – seeks to protect village communities and support existing rural services and facilities, including employment centres - due to the rural area of the plan additional homes within these areas albeit small, may help to support local employment and the viability/vitality of local business.</p>	Neutral	None identified.

9. Social cohesion and inclusive design

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
9a. Does the plan include a mix of uses and a range of community facilities?	No	The aim of the Plan is to allocate smaller residential sites in rural villages. There are no mixed-use or community facilities proposed as part of this Plan, however the delivery of homes in the village clusters will support the viability / vitality of local services and community facilities.	N/A	None identified
9b. Will the plan result in a public realm, which is safe, legible, attractive and inclusive?	Yes	<p>The Council consistently seeks to ensure high quality design, including within the public realm. Whilst this is not specifically a matter for the VCHAP opportunities to enhance the public realm have been taken within some relevant site-specific policies (for example, VC BB1 at Barnham Broom and VC WIC1 at Wicklewood). In addition, footpath connections, for example, will be required to be safe and functional to encourage their use and a positive user experience.</p> <p>The Council has a number of adopted Policies to encourage good quality design in development:</p> <p>Adopted GNLP Policy 5 states that new homes should provide for a good quality of life in mixed and inclusive communities.</p> <p>South Norfolk's Development Management Policy DM 3.8 'Design principles applying to all development' requires development to provide an attractive, accessible and safe environment.</p>	Positive	<p>The Council will ensure through the development management process that approved schemes provide a coherent layout, appropriate massing and architecture that addresses the street scene (in accordance with the DM Policies and the adopted GNLP) when looking at the public realm.</p> <p>Within the site-specific policies of the VCHAP the Council has included requirements relating to the height, massing and orientation of building where appropriate. Whilst these mitigation measures may be in response to other identified constraints (for example, the presence of heritage assets) this will have a positive impact on the public realm.</p>

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		The Council has a Place-Making Guide Supplementary Planning Document (SPD) which is used to promote and secure high-quality design in new development.		
9c. Does the proposal connect with existing communities, e.g. layout and movement which avoids physical barriers and severance, and land uses and spaces which encourage social interaction?	Yes	<p>All sites have been assessed using the same criteria, which includes assessing the proximity of sites to a range of services and facilities, including public transport and development will be preferred in areas where there is good accessibility to these local services and facilities.</p> <p>Supporting social cohesion and supporting existing networks and communities is an important feature of the VCHAP and this includes reducing / minimising barriers that may impact on connectivity. The integration of allocation sites with existing communities has been a key concern within the site selection process and sites that have / can integrate successfully with the existing community have been selected. Sites separated geographically, or by physical / landscape barriers, have not been taken forward within this Plan.</p>		<p>The Council has sought to allocate sites with good connections to local services and facilities in order to connect/ integrate them to the existing villages.</p> <p>The requirements for highway improvements, including to pedestrian networks, will encourage this integration.</p>

10. Minimising the use of resources

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
10a. Does the plan make best use of existing land?	Yes	<p>The whole Local Plan sets out the Council's intention for the best use of existing land and the achievement of sustainable development. The VCHAP encouraged the promotion of brownfield sites for assessment and includes the allocation of two brownfield sites, maximising opportunities for making the best use of land.</p> <p>The Council's initial starting point was an assumed 25dph per site however as the site selection progressed this was adjust on a site-by-site basis in order to ensure that development is of an appropriate scale, density and design. This has resulted in some sites delivering a density below this figure however the Council has continued to ensure that the density on allocation sites is appropriate and continues to make the most efficient use of land, in accordance with the requirements of the NPPF.</p> <p>Adopted GNLP Policy 2 requires development proposals to make efficient use of land with densities dependent on site characteristics; indicative minimum net densities are 25 dwellings per hectare.</p>	Positive	The Council has planned for the most efficient use of land, taking account local character considerations. For transparency and clarification, each site allocation includes both a site area and the number of dwellings the Council considers to be reasonable on the site.

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
10b. Does the plan incorporate sustainable design and construction techniques?	Yes	<p>The VCHAP does not specifically address this issues however the Council has a number of adopted policies to encourage good quality design within development:</p> <p>Adopted GNLP Policy 2 – ‘Sustainable Communities’, is a wide-ranging policy and amongst other things, seeks to promote low carbon development and helps to address climate change. This specifically requires all new development to provide a 19% reduction against Part L of the 2013 Building Regulations (amended 2016).</p> <p>South Norfolk’s Development Management Policy DM 3.8 ‘Design Principles applying to all development’ which requires building to be orientated to gain benefit from sunlight and passive solar energy and designed around a Sustainable Drainage System.</p>	Neutral	<p>The Council will ensure, where feasible, that sustainable design and consultation is incorporated within development proposals through the development management process.</p> <p>Once adopted, Policy 2 of the GNLP will ensure that all homes will provide a 19% reduction against Part L of the 2013 Building Regulations (amended 2016). This relates to the construction techniques, such as increasing insulation and better adapting to differing weather conditions.</p>

11. Climate Change

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
11a. Does the proposal incorporate renewable energy?	Yes	<p>The aim of the Plan is to allocate smaller residential sites and therefore renewable energy proposals adopted from the VCHAP will be limited to domestic level energy generation. The Council has policies to minimise energy use and promote renewables in development:</p> <p>South Norfolk's Policy DM 3.8 'Design Principles applying to all development' aims for buildings to be orientated to gain from sunlight and passive solar energy. Policy DM4.1 states that the Council will encourage the use on-site communal-scale energy generation measures.</p> <p>Adopted GNLP Policy 2 – 'Sustainable Communities', is a wide-ranging policy and amongst other things, seeks to promote low carbon development to address climate change. It states that if the potential to set more demanding standards locally is established by the Government, the highest standard will be applied in Greater Norwich. This policy specifically requires all new development to provide a 19% reduction against Part L of the 2013 Building Regulations (amended 2016). Development within the VCHAP will be expected to adhere to these standards.</p>	Neutral	N/A

Assessment Criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
11b. Does the plan incorporate sustainable urban drainage techniques?	Yes	<p>The Council has engaged with statutory consultees as part of the production of the Plan, including the Lead Local Flood Authority (LLFA) and Anglia Water Services (AWS). This has ensured that flood risk issues have been identified and understood as part of the plan making process. A Stage 2 Strategic Flood Risk Assessment has also been undertaken to support the allocation sites.</p> <p>More generally the Council has policies to encourage sustainable urban drainage in development:</p> <p>Adopted GNLP Policy 2 'Sustainable Communities', point 9 requires proposals to minimise flood risk and use sustainable drainage. All new development will be expected to adhere to these requirements once adopted.</p> <p>Policy DM 4.2 requires sustainable drainage measures to be fully integrated within design unless it can be demonstrated that ground conditions are unsuitable for such measures or there are other exceptional circumstances.</p>	Positive	The comments of technical consultees have been incorporated into the site specific policies where appropriate and the Council will seek to ensure that these mitigation measures are secured through the development management process.