

**SOUTH NORFOLK COUNCIL
DRAFT SUSTAINABILITY APPRAISAL
REPORT FOR THE SITE SPECIFIC
ALLOCATIONS AND POLICIES DOCUMENT**

September 2013

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Non-Technical Summary

Background

- 0.1 The Site Specific Allocations and Policies Document forms part of the South Norfolk Local Plan and sets out chosen sites for the development of and use of land within the District, excluding Wymondham, Long Stratton and Cringleford (for which separate arrangements are being made). The Local Plan is being produced in accordance with the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011.
- 0.2 European Directive 2001/42/EC requires the identification and evaluation of the environmental impacts of certain plans through a Strategic Environmental Assessment (SEA), the aim of which is to ensure that a high level of protection is given to the environment. The Planning and Compulsory Purchase Act 2004 (as amended) extends the requirements of the European Directive by requiring the preparation of Sustainability Appraisal reports to also take into consideration social and economic concerns. Sustainability Appraisal (SA) is a statutory requirement of plan making and South Norfolk Council has therefore prepared a SA Report for the Site Specific Allocations and Policies document in accordance with European Directive 2001/42/EC.
- 0.3 The preparation of the SA has been an iterative process to support the preparation of the sites document and has also followed guidance in the DCLG Plan Making Manual (2010).

Sustainability Appraisal Scoping Report (2010)

- 0.4 A SA Scoping Report was initially prepared in summer 2010, to cover all the South Norfolk Local Plan Documents together (the Site Specific Allocations and Policies Document, the Wymondham and Long Stratton Area Action Plans and the Development Management Policies Document).
- 0.5 The SA Scoping Report includes a review of all relevant plans, programmes and policies (updated in this draft SA), provides a baseline for key environmental, social and economic data, and identifies issues and problems which need to be addressed through the South Norfolk Local Plan Documents. Finally the scoping report also provides a framework and set of objectives for the assessment of all sites and policies in the Site Allocations and Policies document.
- 0.6 The SA Scoping Report was consulted upon widely with both statutory consultees and a number of other organisations. The 2010 consultation on the scoping report provided useful feedback on the key environmental, economic and social factors which have helped to shape the development of the South Norfolk Local Plan Documents. Consultation comments were considered carefully and as a result some minor amendments were made to the Sustainability Appraisal framework and objectives.

Review of Literature, Plans, Programmes and Policies

- 0.7 The South Norfolk Local Plan Documents, including the Site Specific Allocations and Policies Document are influenced by other plans, policies and programmes. Not only does the document need to be developed in conformity to international and national guidance it also needs to be developed with a broad range of sustainability objectives.
- 0.8 The SA Scoping Report reviewed a wide range of relevant European, national, regional and local documents. As part of this review, the following key implications/considerations were identified (all being key elements of the adopted Joint Core Strategy):
- Supporting local economic growth, through the provision of new employment land.
 - Ensure there is an adequate supply of new housing, to meet all the objectively assessed needs of the District.
 - Ensuring the sustainable use of transport – specific consideration to the location of sites where there is access to public transport.
 - Protection and enhancement of the natural and built environment – ensuring new housing and employment areas are not located within the most sensitive environments and protecting sensitive landscapes, biodiversity and historical assets.
 - Ensuring the effective use of natural resources and minimising the vulnerability to climate change.
 - Minimising flood risk – ensuring new allocations neither increase flood risk in areas or are located on sites at high risk of flooding.
- 0.9 One change to planning policy of particular note during the preparation of the South Norfolk Local Plan Documents and the SA has been the publication of the National Planning Policy Framework (NPPF) in March 2012. This superseded and streamlined previous national planning guidance (principally Planning Policy Statements); however the key objectives of national planning guidance remain largely unaltered. The NPPF introduced a “presumption in favour of sustainable development”, and the explicit requirement to demonstrate that documents are viable. In addition to the NPPF, the Localism Act (2011) also abolished the regional tier of governance from the planning system and revoked the East of England Regional Spatial Strategy.

Baseline Information: Social, Environmental and Economic

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

Key Sustainability Issues and Opportunities

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

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

The Sustainability Appraisal Framework

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

Table 0.1 – Environmental, Social & Economic Objectives

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

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

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

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

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

Assessing Site Sustainability

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

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

- 0.16 The results of the individual site assessment were shown in a 'traffic light' assessment table where major constraints were shown as red, less serious impacts shown as amber and no direct impacts shown as green. However, this is merely illustrative of the issues considered when assessing sites. It would be over-simplistic to assume that a site with more green results would automatically be preferred over a site with several red or amber results. Professional judgement was also used to assess each site on its own merits, considering what mitigation would be required to make the site acceptable and whether this mitigation would be likely to result in a viable development.
- 0.17 Each assessed site has a section with overall comments, within which the conclusion on the acceptability (or otherwise) on the site is been reached. This balances consideration of all the criteria scores in reaching the conclusion.

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

Overall Effects of the Site Specific Allocations and Policies document

- 0.19 The Site Specific Allocations and Policies document should not be considered in isolation from the JCS. The quantum and distribution of growth set out in the JCS (via the settlement hierarchy) means that the 'big' decisions (and related impacts) relating to the scale and general location of growth have already been determined. In South Norfolk this means accepting the principle of allocating a substantial number of rural greenfield sites due to the lack of brownfield sites.
- 0.20 The overall sustainability effects of the Site Allocations and Policies document have been assessed in two ways. Firstly the effects of each site were predicted and evaluated individually. The sites which performed best in this evaluation were then proposed for allocation and the overall effects on each settlement/parish were also predicted and evaluated.

Short-term effects

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

Medium and long-term effects

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

- 0.24 It is inevitable that there will be an increase in car-usage in most of the new allocation sites. However, particular effort has been made to try to allocate sites which are close to public transport links (principally buses) and which are accessible to schools, jobs and services by walking and cycling means to minimise the need for car-usage.
- 0.25 There will be some positive environmental benefits, however. These include, in certain potential settlements, new allocations that may enable key population 'thresholds' to be exceeded such that a useful service could be (re)introduced (such as a daily bus service to the nearest large settlement or a new village shop) or supported (such as helping to ensure the continued viability of the local primary school).

Cumulative and synergistic effects

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

Consideration of Alternatives

- 0.28 Consideration of alternatives has been a fundamental element in the development of the Site Specific Allocations and Policies Document. An initial screening of the 'long list' of sites discounted all sites in a Smaller Rural Community which were not within 400m of a development boundary or built up area of a neighbouring higher-order settlement, as such sites do not conform with JCS Policy 17 (which does not allocate any land in Smaller Rural Communities for development). All other submitted sites were therefore assessed as potentially acceptable allocations.
- 0.29 Policy 9 of the JCS allocates a minimum of 1800 dwellings to "smaller sites in the [South Norfolk] part of the Norwich Policy Area and possible additions to named growth locations". Each potential site submitted in the South Norfolk part of the NPA was considered on its own merits as part of the Site Specific Allocations and Policies Document and consulted on in the Preferred Options iteration, apart from those in Wymondham and Long Stratton, which will be covered by Area Action Plans and Cringleford, for which a Neighbourhood Plan is being prepared.
- 0.30 A not insignificant number of alternative options have therefore been considered, and consulted on publicly, before finalising the Pre-Submission Site Specific Allocations and Policies Document.

Mitigation Measures

- 0.31 Key mitigation measures to support the overall level of growth in South Norfolk have been considered as an integral part of the Joint Core Strategy (JCS) and also the Site Specific Allocations and Policies document. The Norwich Area Growth Area Infrastructure Needs and Funding Study (December 2007) and the Local Investment Plan and Programme (which is updated on a six-monthly basis) identify and prioritise key strategic measures. This includes elements such as major transport improvements (at the Thickthorn junction, for instance), the need for various new schools, improved green infrastructure, utilities upgrades and new community facilities. Where particularly relevant (mainly for the larger sites), the need to contribute towards larger pieces of infrastructure is mentioned in individual site policies.
- 0.32 The JCS provides for a range of improvements required for strategic provisions of transport, green infrastructure and utilities, to be funded by a combination of developer contributions, utility providers, Norfolk County Council and the Highways Agency.
- 0.33 Site-specific mitigation measures have been considered as an integral part of assessing the suitability of sites. The allocation of selected sites in sustainable locations in the Site Allocations and Policies document is intended to minimise the potential adverse impacts of development. In cases where necessary and appropriate mitigation is not thought to be achievable, that site cannot be allocated. Where measures are required to prevent, reduce or offset any significant adverse effects of developing a site, these are included in the individual site policy.
- 0.34 Although each site's mitigation requirements differ, common mitigation measures required for allocated sites include elements such as:
- the need for appropriate boundary landscaping (on sites which will extend the footprint of a settlement into the countryside) to provide a 'soft' edge;
 - the need for improved wastewater capacity to be addressed prior to the development commencing;
 - contributions to maintaining, protecting and improving green infrastructure;
 - the need for appropriate non-car egress/access to the site; and/or
 - the need to consider, where relevant (on larger sites only) whether extraction of sand and gravel prior to development taking place is feasible and deliverable.

Monitoring of Significant Effects

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

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

1. Introduction

Terms of Reference

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

Purpose of the Sustainability Appraisal Report

- 1.2 This report is the Draft SA Report (Stage C) of the Sustainability Appraisal process. It incorporates the requirements of the Environmental Report as required by Article 5(1) of the SEA Directive. It is a key output of the appraisal process, presenting information on the effects of the plan. This report also covers Stages A and B of the SA/SEA process as presented in Table 1.1 below.

Preparation of the Sustainability Appraisal

- 1.3 South Norfolk Council officers have prepared all stages of the SA in-house, albeit with advice, information and support from various partners and colleagues, such as Norfolk County Council, the Environment Agency, Natural England and English Heritage.
- 1.4 Table 1.1 below sets out the SA/SEA tasks and the timetable and responsibility for completing these tasks in the context of the preparation of the Site Specific Allocations and Policies document.

Table 0.1: SA/SEA Programme and Responsibilities

SA/SEA Stage	SA Tasks	When
Stage A: Setting the context, establishing the baseline and deciding the scope	A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	August 2010 Revised September 2013
	A2: Collecting baseline information	August 2010
	A3: Identifying sustainability issues and problems	August 2010 Revised September 2013
	A4: Developing the SA framework	August 2010 Revised September 2012
	A5: Consulting on the scope of	August 2010

	the SA	
SA/SEA Stage	SA Tasks	When
Stage B: Developing and refining options and assessing effects	B1: Testing the Local Plan Document objectives against the SA framework	September 2012
	B2: Developing the Local Plan Document options	August 2010 August 2011 September 2012 March 2013 September 2013
	B3: Predicting the effects of the Preferred Options Local Plan Document	September 2012
	B3: Predicting the effects of the Pre-Submission DPD	September 2013
	B4: Evaluating the effects of the Pre-submission Local Plan Document	September 2013
	B4: Evaluating the effects of the Pre-Submission Local Plan Document	September 2013
	B5: Considering ways of mitigating adverse effects and maximising beneficial effects	September 2012 September 2013
	B6: Proposing measures to monitor the significant effects of implementing the DPDs	September 2013
Stage C: Preparing the SA Report	C1: Preparing the SA Report	September 2013
Stage D: • Publication of the DPD and	D1: Public participation on the Issues and Options DPD and the SA Report	November-December 2013

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

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

Structure of the SA Report

- 1.6 The SA Report is set out as follows:

- **Section 1** of this report provides an introduction to the project including background, purpose of the SA Report, timetable for preparation and SA/SEA limitations;
- **Section 2** outlines the legislative context and requirements of SA and SEA and summarises the approach taken for the SA/SEA process;
- **Section 3** describes the South Norfolk Local Plan context, including the Joint Core Strategy and the emerging suite of Local Plan documents currently being prepared;
- **Section 4** presents the review of relevant literature, plans, programmes and policies and implications for the Site Specific Allocations and Policies Document and SA/SEA (Task A1);
- **Section 5** describes the sustainability baseline conditions for the South Norfolk Council area, and also details the likely evolution of the baseline without the implementation of the Site Specific Allocations and Policies Document (Task A2);
- **Section 6** identifies the main sustainability issues and problems for South Norfolk (Task A3);
- **Section 7** discusses the development of the SA Framework (Task A4)
- **Section 8** details the consultation on the scope of the SA (Task A5);
- **Section 9** presents the SA/SEA Framework including the objectives to be used to assess the proposed sites in the Site Specific Allocations and Policies Document options and policies, presents the findings from the compatibility test between the Site Specific Allocations and Policies Document objectives and SA/SEA objectives (Task B1);
- **Section 10** provides details of the Site Specific Allocations and Policies Document options considered (Task B2);

- **Section 11** presents the results of the appraisal of the Site Specific Allocations and Policies Document (Tasks B3 & B4);
- **Section 12** presents the mitigation recommendations developed as a result of the appraisal to strengthen the Site Specific Allocations and Policies Document (Task B5); and
- **Section 13** provides details of the proposed monitoring framework linked to specific indicators (Task B6).

2 Strategic Environmental Assessment and Sustainability Appraisal Legislative Requirements and Approach

Legislative Requirements

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

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

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

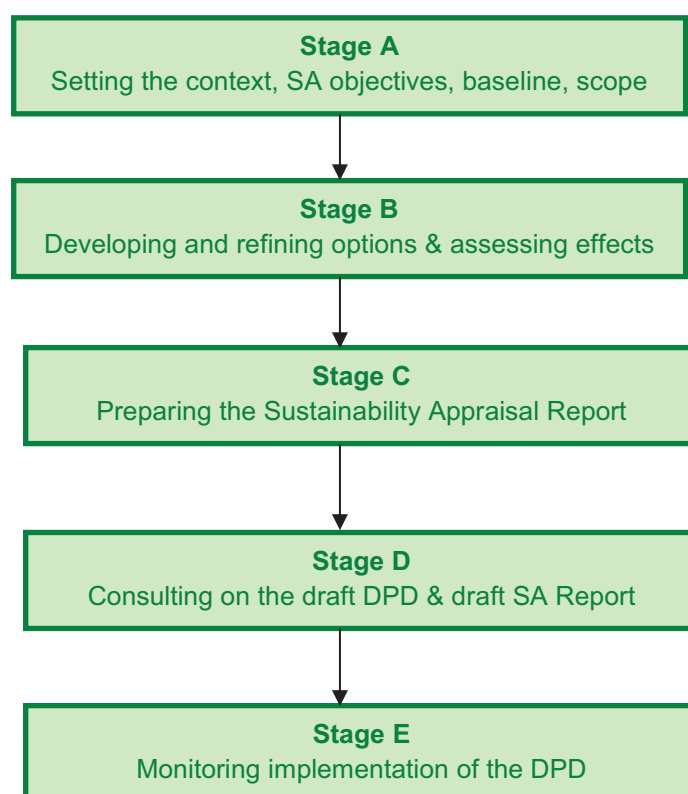
Approach to the SA/SEA Process

2.3 In applying the SA/SEA to the Site Specific Allocations and Policies Document, South Norfolk Council aims to:

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

- 2.4 To ensure that the SA/SEA is robust and complies with current legislation and best practice, it follows Stages A-E, identified in the DCLG document 'A Practical Guide to the Strategic Environmental Impact Assessment Directive' and the DCLG 'Plan-Making Manual' see Figure 2.1 below:

Figure 2.1: SA/SEA Process



- **Stage A** – identifying other plans and programmes, establishing baseline conditions and SA/SEA objectives, identifying sustainability issues, developing the SA/SEA Framework and consulting on the scope;
- **Stage B** – developing and refining options, predicting, evaluating and mitigating the effects. There have been a number of rounds of public consultation, the results of which have been incorporated in this SA Report;
- **Stage C** – preparing the Draft SA Report. The SA/SEA guidance documents referred to above have been used to prepare this report;

- **Stage D** – consultation on the Interim SA Report took place in September 2012 as part of the Preferred Options stage. This draft SA Report builds on this and consultation on the Pre-Submission Site Specific Allocations and Policies document and this draft SA Report will run from the 1 November to mid-December 2013;
- **Stage E** – Stage not reached yet.

Components of the Environmental Report that make up the SA Report

2.5 This SA Report incorporates the requirements for an Environmental Report, as set out in the DCLG Plan-Making Manual. Table 2-2 below indicates where specific requirements of the Strategic Environmental Assessment (SEA) Directive can be found within this report.

Table 2.2: SEA Directive Requirements Checklist

Environmental Report Requirements	Section of this Report
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 5
The environmental characteristics of areas likely to be significantly affected	Section 5 and 6
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 6
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 4 and Appendix 2
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 11 and Appendix 1, 6 and 7
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 12

An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 10
A description of the measures envisaged concerning monitoring in accordance with Article 10	Section 13
A non-technical summary of the information provided under the above headings	Start of Report

3. South Norfolk Local Plan Context

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

The Joint Core Strategy for Broadland, Norwich and South Norfolk

- 3.2 The Joint Core Strategy (JCS) was adopted in 2011 and covers the three districts of Broadland, Norwich and South Norfolk. It sets out the long-term vision and objectives for these areas, including strategic policies for steering and shaping development. It identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited. It also helps co-ordinate and deliver other services and related strategies.
- 3.3 The JCS is designed to deliver substantial growth in housing and employment but this is dependent on investment to overcome the deficiency in supporting infrastructure. The JCS cannot be delivered without the implementation of the Norwich Area Transportation Strategy including the Northern Distributor Road. Other fundamental requirements include significant investment in green infrastructure, education, waste and water infrastructure including Whitlingham sewage treatment works and a range of other community facilities.
- 3.4 The JSC runs to the end of March 2026.

South Norfolk Local Plan Documents

- 3.5 Sitting underneath the JCS is a suite of (emerging) South Norfolk Local Plan Documents which will, alongside the JCS, form the complete Local Plan (once adopted). These Documents (which will all run to the end of March 2026) are:
- The **Site Specific Allocations and Policies Document** (*the subject of this SA*), which covers the whole of South Norfolk, apart from the areas detailed below in Long Stratton, Wymondham and Cringleford;
 - The **Long Stratton Area Action Plan**, which will guide development and change in the village, including delivering a minimum of 1800 dwellings and a Long Stratton Bypass;
 - The **Wymondham Area Action Plan**, which will guide development and change in the town, including delivering a minimum of 2200 dwellings, whilst protecting the historic character of the town and the Strategic Gap between Wymondham and Hethersett;
 - The **Development Management Policies Document**, which will contain a suite of policies (alongside JCS policies) to help determine how the Council will carry out its development management responsibilities to promote sustainable development in the district.

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

Cringleford Neighbourhood Plan

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

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

- 4.1 The sustainability appraisal guidance reflects the need for the Local Planning Authority to take into account the relationships between a Local Plan document and other relevant policies, plans, programmes and sustainability objectives. The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account. Other relevant documents include the UK Sustainable Development Strategy, the NPPF, and a range of other plans and strategies, all of which may influence the options to be considered in preparation of the Local Plan document. Information on these relationships will enable potential synergies to be exploited and any inconsistencies and constraints to be addressed.
- 4.2 The Joint Core Strategy Scoping Report includes a wide ranging review of the plans, programmes and policies which are likely to impact upon the proposals in the Joint Core Strategy area, of which South Norfolk is a part (see Appendix 1 of the Joint Core Strategy Scoping Report – <http://www.gndp.org.uk/sustainabilityappraisal>). There is a degree of overlap between documents with lower level documents reflecting and applying objectives and policies from higher-level documents.
- 4.3 The list of documents within the Joint Core Strategy Scoping Report have been examined to establish whether any have been revised or superseded and whether any other lower level documents with particular relevance to the production of the South Norfolk Local Plan should be included.
- 4.4 Since the Scoping Report was published in 2010 the National Planning Policy Framework (NPPF) has been published in March 2012, superseding Planning Policy Statements and Guidance Notes (PPS's and PPG's). The NPPF has streamlined national planning policy; however, the majority of the core themes from the PPSs and PPGs remain. The NPPF has introduced a strong "presumption in favour of sustainable development."
- 4.5 In addition to the NPPF, there have been two other major changes since the publication of the scoping report; the Localism Act received royal assent in 2011, and the East of England Regional Spatial Strategy was formally abolished in January 2013.
- 4.6 Table 4.1 provides a list of all of the relevant international, national, regional, county and local level plans which have been reviewed. A full review of all of the literature and the consequent implications on the plans is included within Appendix 1.

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

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

practice. (2006)

- UK Climate Change Programme (latest version March 2006)
- Energy Review (2006)
- Local Government White Paper 2006 – Strong and Prosperous Communities
- State of the Countryside Report (2008)
- Localism Act (2011)
- National Planning Policy Framework (2012)
- Technical Guidance to the National Planning Policy Framework (2012)
- Planning Policy for Traveller Sites (2012)

Regional

- A Sustainable Development Framework for the East of England (EERA, 2001)
- A Sustainable Development Framework for the East of England (EERA, 2001)
- Sustainable Communities in the East of England (2003)
- Our Environment, Our Future. Regional Environmental Strategy for East of England EERA (2003)
- Sustainable Tourism Strategy for the East of England (2004)
- Economic Strategy for the East of England EEDA (2004)
- Sustainable Futures: The Integrated Regional strategy for the East of England (2005)
- East of England Social Strategy (2007)
- East of England Plan Regional Spatial Strategy (2008)
- Norfolk, Suffolk and Cambridgeshire Strategic Health Authority Health Strategy 2005 – 2010
- Living with Climate Change in the East of England
- East of England Plan: Single issue review 'Planning for Gypsy and Traveller Accommodation in the East of England' (2009)
- Water resources for the future: a strategy for the Anglian Region
- Broadland Rivers Catchment Abstraction Management Strategy
- Broadland Rivers Catchment Flood Management Plan
- New Anglia Local Enterprise Partnership for Norfolk and Suffolk: Towards a Growth Plan (2013)

Local

- South Norfolk Crime Reduction Strategy (2003)
- South Norfolk Corporate Equality Plan (2003)
- South Norfolk Empty Homes Strategy (2003)
- Norfolk Biodiversity Action Plan (2004)
- Biodiversity SPG for Norfolk (2004)
- The Broads Plan (2004)
- South Norfolk Economic Development Strategy (2004)
- South Norfolk Tourism Strategy (2004)
- Gypsies and Travellers Strategy for Norfolk (2005-2008)
- Greater Norwich Housing Strategy (2005 – 2010)
- South Norfolk Leisure/Culture & Countryside Strategy (2006-2016)
- Towards Stronger Communities: South Norfolk's Strategy for Community Cohesion (Oct 2006)
- Local Transport Plan for Norfolk 2006 – 2011 (inc. Transport Strategy to 2021)
- Joint Municipal Waste Management Strategy for Norfolk 2006 – 2020
- The Broads Authority Local Development Framework Core Strategy (Adopted 2007)
- Learning Disability Employment Plan for Norfolk (2007)
- Tomorrow's Norfolk, Today's Challenge – A Climate Change Strategy for Norfolk (2008)
- Partnership of Norfolk Authorities Strategic Flood Risk Assessment (2008)
- Norfolk Action – Norfolk's Local Area Agreement (2008-11)
- Breckland District Council Core Strategy and Development Control Policies DPD (2009)
- Waveney District Council Core Strategy (2009)
- Joint Core Strategy for Broadland, Norwich and South Norfolk (publication document November 2009)
- Greater Norwich Development Partnership Green Infrastructure Strategy (2007) and Delivery Plan (2009)
- GNDP Greater Norwich Economic Strategy (2009-2014)

- South Norfolk Alliance Sustainable Community Strategy
- South Norfolk Cycling Strategy
- South Norfolk Corporate Environment Strategy
- South Norfolk Council's Strategy for Health and Well-Being
- South Norfolk Local Agenda 21 Strategy
- Norwich Area Transport Strategy
- Norfolk Ambition (Norfolk Community Strategy)
- Shaping the Future - an economic strategy for Norfolk and Waveney, and a social cohesion strategy for Norfolk
- Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD (2011)
- Norfolk Minerals Site Specific Allocations Document (2013)
- Norfolk Waste Site Specific Allocations Document (2013)

Key Implications of the Policy Review

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

- Supporting local economic growth, through the provision of new employment land.
- Ensure there is an adequate supply of new housing, to meet all the objectively assessed needs of the District.
- Ensuring the sustainable use of transport – specific consideration to the location of sites where there is access to public transport.
- Protection and enhancement of the natural and built environment – ensuring new housing and employment areas are not located within the most sensitive environments and protecting sensitive landscapes, biodiversity and historical assets.
- Ensuring the effective use of natural resources and minimising the vulnerability to climate change.
- Minimising flood risk – ensuring new allocations neither increase flood risk in areas or are located on sites at high risk of flooding

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

- 5.1 Baseline information provides the context for assessing the sustainability of sites in the Site Specific Allocations and Policies Document, and it also provides the basis for identifying trends, predicting the likely effects of the plan and also monitoring its outcomes.
- 5.2 The baseline information was initially presented within the scoping report and has been updated with the different iterations of the SA. Full information is attached as Appendix 2.

A Spatial Portrait of South Norfolk

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

Demographics

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

Table 5.1 – Demographic: Population

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

Projected population 2025	141,300
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(Source: Norfolk Insight, ONS & South Norfolk AMR)

Environment & Landscape

- 5.5 The South Norfolk landscape is a mixture of broad, open arable farmland plateaux and six main river valleys, including the major watercourses of the Rivers Yare and Waveney and the adjoining Norfolk and Suffolk Broads to the north and east. The geology of the district is characterised by glacial deposits. The local Landscape Character Assessment refines the national Landscape Character Areas which identified seven separate landscape types across the district.
- 5.6 Throughout the district there are a number of areas of locally significant landscape value. Many of these follow the route of important river valleys, predominantly along the River Wensum and the rivers Waveney, Tiffey, Yare, Tas, Tud and Chet. Additional areas of landscape value also include areas of open land that maintain a separation between certain settlements, and a large landscape protection area around the A47 south of Norwich, which is considered important for preserving the historic setting of the city of Norwich.
- 5.7 There are relatively few international nature conservation sites within South Norfolk, and none fall entirely within the boundary of the district (see paragraph 3.2 of the Site Specific Allocations and Policies Document and Wymondham Area Action Plan Habitat Regulations Assessment for more details). Four small component units of The Broads SAC/Broadland SPA are within South Norfolk between Surlingham and Loddon with two other very small component units near Geldeston on the District's southern boundary. The River Wensum SAC forms the northern boundary of the district in the area near Costessey although for most of this section the SAC designation is mostly confined to the river channel rather than the wider floodplain. In addition, two component units of the Norfolk Valley Fens SAC are within South Norfolk, Coston Fen (near Runhall) and Flordon Common.
- 5.8 There are many valuable wildlife habitats of national and local importance in South Norfolk, with nearly 250 County Wildlife Sites and over 100 areas of ancient woodland. Of the 930 hectares of SSSI (across 26 sites), 86% were in 'favourable' or 'unfavourable recovering' condition in 2011.

Table 5.2 – SSSI Habitats in South Norfolk

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

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

(Source: Natural England)

- 5.9 In addition to SSSIs South Norfolk contains many priority habitats and species and 245 County Wildlife Sites cover 1835 hectares throughout the district.
- 5.10 The towns and villages scattered around the district are home to many historic buildings and heritage features, which help create their own distinctive character. The district has a wealth of listed buildings, scheduled monuments, and Conservation Areas. There are also historic gardens covering 25 hectares remaining from significant estates in the District, although at least 26 more hectares have been lost since the 1880s. There are also many areas of archaeological interest within the district, including a protected area of Roman-era hedgerow patterns in Dickleburgh. These sites all contribute towards the special character and distinctiveness found in South Norfolk.

Table 5.3 – Listed Buildings & Sites of Special Interest 2013

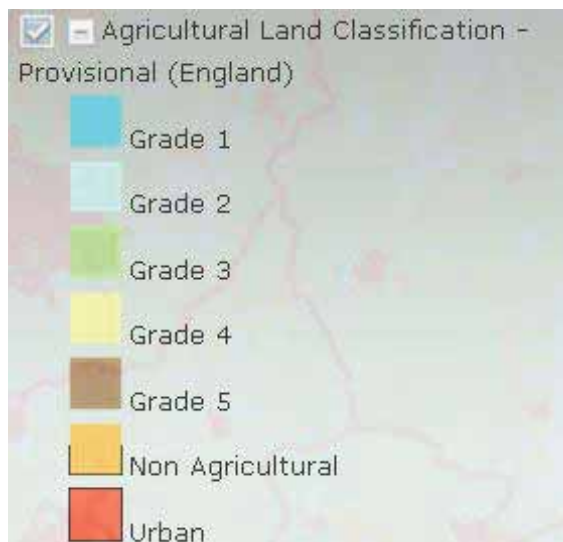
Asset	Number
Grade I Listed Buildings	102
Grade II* Listed Buildings	147
Grade II Listed Buildings	3061
Scheduled Ancient Monuments	35
Sites of local archaeological interest	2875
Historic Parks and Gardens (English Heritage Register)	7



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



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



Water Resources

- 5.11 East Anglia is recognised as one of the driest areas of the country. Pressure on water resource supplies is exacerbated by lower rainfall, the large agricultural economy as well as continued residential and employment growth. Water is a vital societal, ecological and economic resource. Increased pressure on water quality, supply and drainage/flooding aspects are significant issues for the Site Specific Allocations and Policies Document and the two Area Action Plans to assess/take into consideration. The presence of the Broads Authority area (which has a status equivalent to a National Park) and numerous international, national and locally important water-based conservation areas highlights the importance of water resources in the plan area.
- 5.12 Rivers such as the Wensum, Yare and Waveney are important aspects of the catchment area across South Norfolk, feeding into the Broads, providing nutrients as well as important habitats in their own right. The Broads and parts of the Wensum are designated as internationally important 'Special Areas of Conservation'.

Waste, Energy and Resources

- 5.13 The reduction of waste and increasing re-use and recycling in the district are key Council priorities. South Norfolk is amongst the lowest producers of household waste per capita in Norfolk (351kg per person), recycling 40% and composting 14% of its household waste in 2012/13. There are a number of small household-size renewable energy projects installed across the district, but as of yet no major renewable energy generation facilities exist. All households in South Norfolk now have an alternate weekly kerbside waste and recycling service through which paper, card, metal cans and plastic bottles are collected for recycling. In addition the County Council provides four Household Waste Recycling Centres within South Norfolk and there are 125 community-based mini recycling centres providing facilities for recycling glass bottles, textiles and other materials throughout the District. Future waste strategies will reduce the amount of waste collected from every household, maximise the rate of recycling and extend the range of materials recycled or composted.
- 5.14 The Council has a published Environment Strategy (2008) that sets out the upcoming challenges and a range of measures to tackle them. The Environment Strategy covers the following topics:
- Managing the environmental impact of Council activities
 - Understanding and preparing for future climatic impacts in South Norfolk
 - Reducing energy consumption and use of natural resources
 - Transport
 - Air, land and water quality

- Bio and geo-diversity
- Built and urban environment
- Managing waste

5.15 The Environment Strategy can be downloaded via the following link:

http://www.south-norfolk.gov.uk/democracy/media/environment_strategy.pdf

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

Society and Housing

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

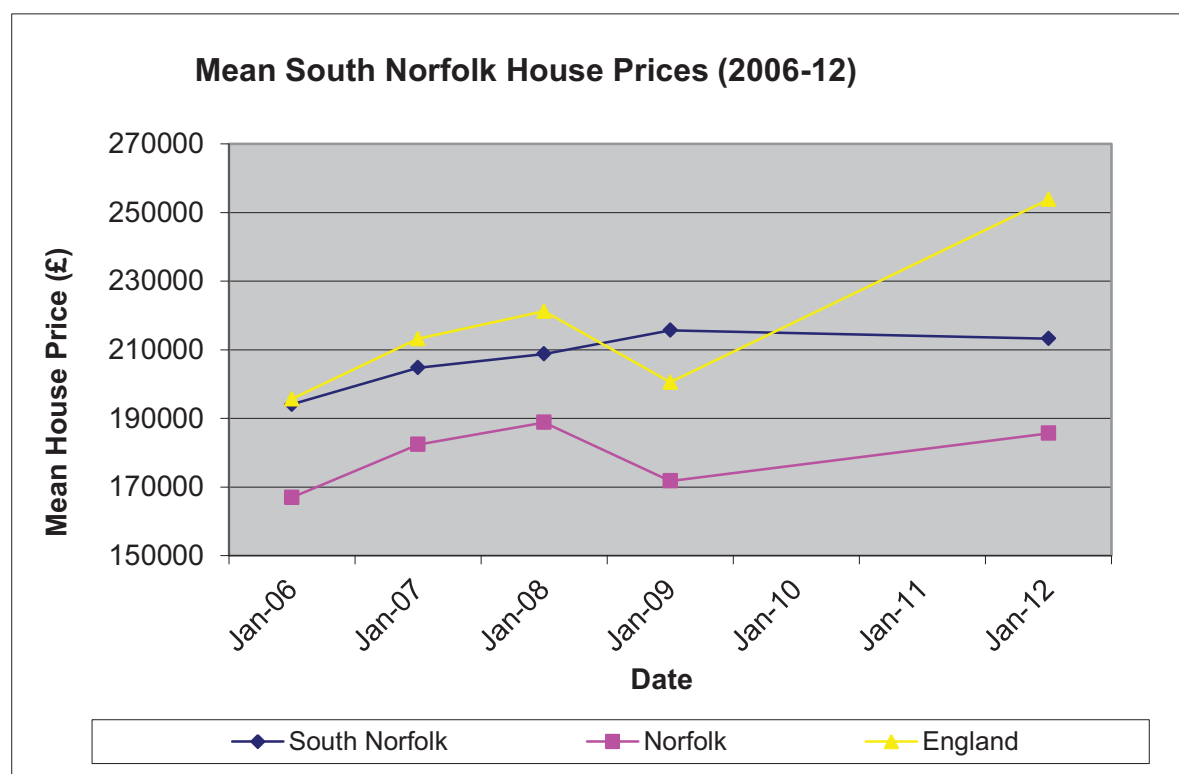
5.18 The district is not ranked highly in the Index of Deprivation (ranking 291 out of 354), although some pockets of deprivation exist. Old Costessey is the most deprived ward in the district, and is within the third most deprived nationally for income, education and child poverty. The district's rural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

5.19 Housing within the district is predominantly owner-occupied (79%). 335 Affordable Homes had been delivered by South Norfolk, by the end of March 2013, against the three year target of 500 for the period 2011-2014. Characterised by a large proportion of older, rural housing stock, South Norfolk has the highest share of the Greater Norwich housing stock that fails to meet the 'decent homes' standard. The price of houses in South Norfolk has increased the most rapidly in Greater Norwich, and the average price is consistently above the Norfolk average.

Table 5.4 – Demographic: Stock

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

(Source: NOMIS 2013)

Figure 5.1 South Norfolk House Prices (Mean) Source: Norfolk Insight

Education

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

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

Table 5.5 – Demographic: Education

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

Economy

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

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

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

Table 5.6 – Demographic: Business

Sector (% of total employment)	South Norfolk	East of England	England
Manufacturing	9.3%	8.7%	8.8%
Construction	8.8%	8.6%	7.7%
Accommodation & food service activities	4.3%	4.7%	5.6%
Professional, scientific & technical activities	6.5%	6.8%	6.7%
Banking, finance, insurance etc.	5.2%	5.0%	4.4%
Public administration & defence; compulsory social security	5.4%	5.6%	5.9%
<i>(Source: Nomis, Annual Business Inquiry 2011)</i>			

Transport and Access to Services

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

Table 5.7 – Demographic: Transport

Modes of Travel to Work (%)	South Norfolk	East of England	England
Car or van	50.4%	44.8%	40.2%
Motor cycle / scooter	0.7%	0.5%	0.5%
Public transport	4.2%	8.4%	11.3%
On foot/cycle/other	7.2%	9.6%	9.2%
Works at or mainly from home	5.0%	3.8%	3.5%
<i>(Source: National Statistics from 2011 Census)</i>			

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

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

Table 5.8 – Demographic: Travel

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

(Source: Norfolk Insight – 2008 Data)

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

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

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

Evolution of the Baseline

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

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

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

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

- ii. The number of homes in South Norfolk will rise as a result of increased allocations, with a mix required to provide balanced communities. Communities in South Norfolk will benefit from increased quality of life, through efforts to encourage cohesion, tackle levels of social deprivation and provide access to services.
- iii. The economy of South Norfolk will continue to develop in rural and urban locations, in order to meet the needs of a growing population. There will be a growth in the number of jobs available, including a higher proportion of jobs in higher value, knowledge economy jobs.
- iv. The transport system in South Norfolk will be further developed, with Norwich featuring as an increasingly important transport hub in the region. Private cars will remain important, but improvements in sustainable transport options and accessibility, and improved IT links, will begin to offer more sustainable transport patterns.
- v. South Norfolk will have maintained its existing cultural assets and will have the seen development of new or improved facilities. Developments will be increasingly within reach of opportunities for cultural and leisure activities, including access to green space.
- vi. Major growth and development will take place in the South Norfolk part of the Norwich Policy Area (NPA), including increased housing, transport infrastructure and employment development. There will be major new or expanded communities in the NPA, built to high design standards and addressing prior deficiencies and services and infrastructure.
- vii. In the suburban area and fringe parishes of Norwich within South Norfolk, green infrastructure will have been protected, maintained and enhanced.
- viii. The three main towns in South Norfolk will accommodate increasing amounts of housing, town centre uses, employment and services. Residential development will occur in and around five Key Service Centre settlements, with existing retail and service areas having been protected and enhanced where appropriate.
- ix. Small scale housing development will take place in a number of Service Villages in South Norfolk, with small scale employment and service taking place development in conjunction. A range of other villages will be increasingly developed within fixed boundaries through infill, small groups of dwellings and small scale business or services.
- x. In smaller rural communities and the countryside there will be development in affordable housing and commercial enterprises that are in keeping with the rural setting and economy. The economy, environment, tranquillity, setting, visual amenity, recreational value and navigational use of the Broads will have been maintained and enhanced.

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

6. Task A3- Sustainability Issues

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

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

Table 6.1 – Key Sustainability Issues

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

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

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• New developments will need to be integrated into the existing form and character of local areas in order to minimise the negative impacts that could be brought to the heritage of the area. Historic Landscape Characterisations can provide valuable assistance for integrating landscape distinctiveness into new developments. • Brownfield land is in increasingly short supply, particularly in rural areas, so there is pressure to make best use of sites that do exist. • New construction can have negative impacts on existing development and townscape from noise, air quality and dust. • Indirect impacts on the built environment could arise from the additional pressures of development and climate change. • Measures should be taken to enhance the historic core of Market Towns, villages and other distinctive heritage features, by either avoiding or making them able to withstand development pressures arising in the immediate future, such as traffic growth.
Biodiversity, Fauna and Flora Water and Soil / Land Natural Resources and Climate	Climate change: • Climate change threatens the long-term future of some habitats and species; their capacity to withstand these changes must be improved. • Many areas at risk of flooding, that will increase with climate change. • Flood risk in areas like the Broads can be exacerbated by developments upstream causing a change to natural watercourses & the water cycle. • There is a need to reduce greenhouse gas emissions and ensure that contributions to climate change are reduced throughout, particularly as the rural areas of South Norfolk are so much more reliant on private

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Global Environment and Local Resources The Urban Environment	car use. • All new, and some existing, developments will need to adapt to the likely consequences of climate change through their design and locations. • Norfolk is one of the driest parts of the country so adapting to the effects of climate change, including the ability to design developments that are water efficient and recycle water resources is important. • Retrofitting existing development, such as improving energy efficiency in private sector housing, tackling traffic congestion and promoting reduction, reuse and recycling of waste as help reduce emissions. • Renewable energy solutions for the area will be essential and should be sought for energy generation. This would also have the benefit of opening a number of new opportunities for economic development. • Norfolk's carbon footprint is currently unsustainable, and promoting adaptive lifestyles will be necessary to reduce them. • New developments in all sectors, land uses and activities will need to minimise their carbon emissions.
Natural Resources and Climate Water and Soil / Land Air	Natural resources • There is increasing pressure on the natural resources needed to facilitate new development, which will impact on water quality and supply, air quality, energy and minerals use. • Water quality must be enhanced given the rise in phosphate levels that are occurring in water courses (in order to comply with WFD standards). • The irrevocable loss of quality soil resources should be minimised. • Water supplies must be able to sufficiently service new developments which should be designed to

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Global Environment and Local Resources	conserve water as much as possible in order to reduce the water use throughout the area. Potential impact on catchment reserves should also be considered. - Minerals efficiency will need to be improved to minimise the environmental impact of extraction and processing, including increasing the use of aggregate captured from recycled construction material. - Ensuring that existing and new development is resource efficient. - There is a need to reduce the amount of waste from South Norfolk sent to landfill sites, and find alternative methods of disposal. - Waste management will experience increased pressure on services to accommodate growth, supply new treatment facilities and minimise waste production overall. - Efforts should be made to prioritise, treat and use contaminated land for restoration, provided it's re-use won't present health risks.
Air Natural Resources and Climate Population and Human Health	Transport - High motor vehicle use, particularly in rural areas, arising from general dependency on private car. - Use of transport, particularly in urban areas & towns, its growth in volume has impacts on human health through contributing to poorer air quality. - There is an ongoing and urgent need to encourage a modal shift in transport use away from private cars and into public transport, and to replace CO₂ emitting modes with less polluting forms of transport. - General environmental amenity will be put under pressure from new development, particularly due to noise, air and water pollution.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Urban Environment	• Transport movements associated with minerals, waste and other service provision will need to be minimised.
SOCIAL	
Population and Human Health	Population • Rising population through inward migration will require more homes, services and facilities.
The Global Environment and Local Resources	• Increased life expectancy, greater proportion of population classified as ‘elderly’, impact upon services, healthcare & accommodation • Creation of unbalanced communities through: ○ Increasingly ageing population in rural areas; ○ Increasingly younger population in the city; and, ○ Migration of families from cities towards the suburban & rural areas.
Natural Resources and Climate	• Household sizes are becoming smaller as more people remain single for longer or become single & thus require more homes to cater for this trend. • In-migration of populations from other areas in the region, and nationally and internationally, is increasing the demand for housing, community facilities and services. • The proportion of the population for whom English is their second language is increasing. This is likely to have implications for the future provision of services and facilities such as education and community learning. • Reducing the environmental impact of individuals will be important in maintaining sustainable

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	communities.
Population and Human Health	Deprivation • Deprivation affects certain sectors of the community in many different ways, including distinct variations between urban and rural areas. • Deprivation is generally heightened in urban areas, but in South Norfolk also affects significant pockets of rural communities. • Reducing deprivation includes: ○ Education and attainment ○ Income deprivation ○ Health and environmental quality ○ Crime ○ Social exclusion • Reducing levels of unemployment will help reduce poverty and inequality and improve home affordability. • If the house price – income ratio continues to widen, home owners will have less disposable income as mortgages/rents increase.
Population and Human Health	Access to services • Population dispersal has a distinct urban (primarily Norwich), rural and urban-fringe split, which has implications for accessing facilities, providing services for dispersed communities, and identifying a role

SEA Directive Topic	Key Sustainability Issues for South Norfolk
The Urban Environment	for some settlements. • Pressing need to find the best location for new development to have access to services and facilities. • Services must be provided for an increasingly aging population, and all services must take into account the rising levels of disability in the population. This includes building homes to lifetime homes standards as well as providing specialised accommodation. • Access to higher education establishments is problematic for pupils in the more rural areas where public transport links are poor. Difficulties in accessibility should not be allowed to restrict training opportunities, as this would have economic impacts for the future. • As the population is rather dispersed, the roles of Market Towns and local settlements will be important in order to cater for people's needs.
Population and Human Health	Health • The need to promote healthy lifestyles, particularly through the design of, and access to, new developments. • More health infrastructure, and better access to health facilities for all communities. • Addressing the links between lower levels of health and higher deprivation will help to reduce social inequalities. • Air Quality Management Areas should be mitigated and the impacts of congestion and localised emissions concentrations should be reduced through traffic management schemes. • Traffic can have negative health impacts across the area and these should be mitigated against.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• Providing permanent sites for Gypsy and traveller groups will lead to better access to health care facilities and education. • Localised health facilities, such as cottage hospitals, could be more viable and provide an essential service to new growth, particularly in the rural areas, to relieve pressure on the major hospitals.
Population and Human Health The Urban Environment	Crime • Some higher crime levels exist in the market towns, particularly in the more deprived wards. • Improving community identity and welfare will be needed to help to reduce anti-social behaviour and increase the feel of local ownership of an area. • Reducing anti-social behaviour • Building-up community cohesion will increase the viability of local community-based events and facilities, and improve local democracy and public participation in local elections and Parish planning.
Population and Human Health The Urban Environment	Leisure, culture and recreation • Need to provide access to a good range of cultural and leisure facilities, including improved access to the countryside and local green spaces. • Facilities for local play and interaction are needed to help build strong communities. • Access to cultural activity is very important for recreation and personal development and community integration. Adequate cultural provision, such as libraries, will be integral to sustainable communities and need to be planned for from the outset. • Lifelong learning can also utilise cultural facilities and provision of community centres where community

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	capacity and neighbourhood identity can be promoted. • An emphasis on good design of new facilities will ensure that communities can benefit from improves standards and it will bring some more 'identity' and community involvement in the area. • Tourism can play an important part in building-up cultural awareness and also for providing jobs and business growth. Support should be given to local tourism-related development linking cultural, social and economic aspects. • Town and village centres should be retained and encouraged as a focus point or a hub of community activity, particularly in response to local services and facilities being amalgamated or withdrawn from villages into larger settlements, affecting the viability of communities.
Population and Human Health The Urban Environment	Education • There are varying levels of attainment across the area; generally lower levels are experienced in the main urban areas and amongst older people. • Ensuring the viability of educational services in rural areas will be increasingly difficult as populations in those areas become collectively older. This has implications not only for facilities provision but also for maintaining the existing high standards of educational achievement. • Opportunities for lifelong skills and training need to be encouraged in order to 'up-skill' the overall workforce. • Links between lower educational attainment, workplace qualifications and deprivation need to be addressed. • As in-migration rises there may be a need to improve educational opportunities within communities.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
Population and Human Health	Housing • There is a variety of housing tenure across the area, with significant levels of owner-occupation. • There is a need to provide a sufficient and appropriate mix of housing types and tenures to meet the needs of all and reduce the number of household in unsuitable accommodation. • The most sustainable locations for a substantial number of new housing developments will need to be found and planned for in accordance with the Joint Core Strategy. • The need to improve the quality of new and existing housing stock. • There is concern about any further increase in the gap between house prices and income levels. • The affordability of new housing stock needs to be at a level that will ensure that local communities and key workers can access their local housing markets. • The potential for providing new affordable homes must be maximised in each development proposal. • Gypsies and Travellers should also benefit from provision of sites in South Norfolk. • More effective use of the existing housing stock, such as returning vacant homes to beneficial use, could increase access to housing.
Population and Human Health	Transport and accessibility • Improving access to jobs, services and facilities by public transport and reducing the need to travel by private car. • Providing appropriate transport infrastructure.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	• Improving the accessibility to services and facilities for those who wish to walk and cycle. • There is a need to improve the opportunities to walk and cycle and use open space provisions as a means of recreation and for leading a healthier and more sustainable lifestyle.
SOCIAL	
Population and Human Health The Global Environment and Local Resources	Growth • There is a generally diverse, successful and growing economy, with strong Research and Development and specialist engineering industries. • Whilst the main focus of employment provision is within Norwich, South Norfolk has a number of smaller, but significant, employment growth areas that are expected to expand further. • Currently, across the Joint Core Strategy area, there is an emphasis towards large employers being located in the City, and small employers in Broadland and South Norfolk. This may suggest a need to improve diversity of employers across the economy. • Maintain high levels of employment & improve the ability of local populations & those with fewer qualifications to access employment markets. • Where agricultural viability declines, diversification and indigenous investment needs support in rural economies. • Locating employment growth and allocations for new jobs, must be in the most sustainable locations and will be a key factor for a prosperous economy. • Development of the evening economy can bring increased diversity for business in some areas.

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	- Increasing the provision of jobs in local areas will increase local economic growth and prosperity, so local jobs provision should be encouraged that can also offer vocational training opportunities. - Diversification and extension of the tourism base across the area. - Promotion of tourism development whilst protecting the important landscapes, environment and cultural heritage of South Norfolk.
Natural Resources and Climate The Global Environment and Local Resources	Resources - Domestic and business waste management, including waste minimisation, increased recycling and resource efficiency improvements, such as energy generation and recovery. - Maximising opportunities for economic growth and employment through new waste management facilities. - Promotion of sustainable energy technologies. - Enabling sustainable production and consumption. - Agriculture provides a significant resource for the South Norfolk economy and its ability to compete in the national and regional sector needs to be supported. - An environmentally sustainable economy can be developed through a general reduction in food and business mile generation, improved energy savings, development of the renewable energy sector, and through enterprises such as eco-tourism.
Population and Human Health	Skills Promoting the knowledge economy will be a key influence in the growth of South Norfolk and will require

SEA Directive Topic	Key Sustainability Issues for South Norfolk
	support through business infrastructure and training opportunities. • There is an unbalanced workforce, as graduates take up intermediate jobs and so present difficulties for those with lower qualifications to access jobs. • Improving levels of educational attainment amongst school-leavers will be a vital part of improving the skills and training of the South Norfolk workforce. • The knowledge economy needs to be able to develop an environmentally friendly sector that helps provide localised training.
Population and Human Health	Transport Infrastructure • Access to jobs needs to be improved, particularly for those in rural areas where local employment opportunities may not be so readily available. • Providing job opportunities closer to centres of population, particularly in the rural areas, will be important in reducing the dependency on the private car, reducing the need to travel, and building community cohesion. • Links to regional, national and international transport networks should be maximised for their ability to bring growth and investment.

7. Task A4 – Sustainability Appraisal Framework

- 7.1 The Sustainability Appraisal Framework was developed having regard to the issues and objectives identified in the review of the relevant plans, programmes and policies and from issues and problems identified in the baseline. The draft SA Framework was subject to consultation as part of the SA Scoping Report in 2010 (see Task A5 below). It has been used as a basis for all four emerging South Norfolk Local Plan Documents.

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

- 8.1 A Sustainability Appraisal (SA) Scoping Report was prepared in summer 2010 to cover all the South Norfolk Local Plan Documents together (the Site Specific Allocations and Policies Document, the Wymondham and Long Stratton Area Action Plans and the Development Management Policies Document).
- 8.2 The SA Scoping Report includes a review of all relevant plans, programmes and policies (updated in this draft SA), provides a baseline for key environmental, social and economic data and identifies issues and problems which need to be addressed through the South Norfolk Local Plan Documents. The scoping report also provides a framework and set of objectives for the assessment of policies and proposals.
- 8.3 The SA Scoping Report was consulted upon widely with both statutory consultees and a number of other organisations. The consultation provided useful feedback on the key environmental, economic and social factors which have helped to shape the development of the various South Norfolk Local Plan Documents. Consultation comments were carefully considered and as a result some minor amendments were made to the SA framework and objectives. The 22 objectives that make up the SA Framework are shown in Table 9.1 below.
- 8.4 A full list of the consultation comments regarding the SA (and the Council's responses to them) can be found in Appendix 3.

9. Task B1: Testing the South Norfolk Site Specific Allocations and Policies Document Objectives against the Sustainability Appraisal Framework

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

Table 9.1 – Environmental, Social & Economic Sustainability Appraisal Objectives

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

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

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

- 9.2 The Site Specific Allocations and Policies Document Strategic Principles (see Table 9.2 below) require testing against the SA Framework as revised for the allocation of sites. This is required to show their compatibility and potential for conflict. Any conflicting issues will be addressed further in the SA. The compatibility of policy objectives and SA objectives is shown in Table 9.3
- 9.3 Table 9.3 shows that there is a generally high level of compatibility between the Site Specific Allocations and Policies Strategic Principles and the SA Objectives. Most of the strategic principles have a neutral or positive effect on meeting the SA Framework objectives. The few potential conflicts are related to the allocation of land for new development with potential impacts on environmental protection considerations, areas of flood risk, environmental impacts of traffic generation, the distinctiveness of townscapes and landscapes, minimising the loss of undeveloped land and impacts on water quality. Such potential impacts could be overcome or mitigated by the appropriate location of development sites and the application of suitable mitigation measures. The conflicts are described in Table 9.4:

Table 9.2 Site Specific Allocations and Policies Document Strategic Principles

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

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

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

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

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

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

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

Introduction

- 10.1 The Joint Core Strategy (JCS) was adopted in 2011 and sets out the strategy and vision that will influence planning and related initiatives up to 2026 across the South Norfolk, Broadland and Norwich areas. It provides the development strategy which will guide the future decisions on where to locate new homes, businesses and leisure facilities but it does not specifically identify any particular sites for development (see <http://www.gndp.org.uk>).
- 10.2 The policies in the JCS distribute levels of growth in accordance with a settlement hierarchy as follows:
- i) Norwich urban area, including some urban fringe parishes (in South Norfolk, Colney, Costessey, Cringleford and Trowse);
 - ii) Main Towns (in South Norfolk, Diss, Harleston and Wymondham);
 - iii) Key Service Centres (in South Norfolk, Hethersett, Hingham, Loddon/Chedgrave, Long Stratton, and Poringland/Framingham Earl);
 - iv) Service Villages, which are suitable for 10-20 dwellings each subject to form and character considerations (in the NPA Service Villages may accommodate some higher levels of growth);
 - v) Other Villages, which will have a defined development boundary which could accommodate infill or small groups of dwellings subject to form and character considerations.
- 10.3 Settlements not included in the above hierarchy are referred to as 'smaller rural communities and the countryside' under policy 17 of the JCS. No new growth is proposed in these areas unless it meets the strict requirements of the JCS policy.
- 10.4 The JCS separates the areas of the three councils into two 'zones' – the Norwich Policy Area (NPA), which includes all of Norwich City and part of both Broadland and South Norfolk, and the Rural Area. Policy 9 of the JCS states that the NPA *"is the focus for major growth and development"* in the area of the JCS.
- 10.5 Policy 10 of the JCS identifies a list of major new or expanded communities in the Norwich Policy Area. Those in South Norfolk are:
- Wymondham:** at least 2200 dwellings, 20 hectares of employment land and related elements.
- Hethersett:** at least 1000 dwellings and related elements;
- Cringleford:** at least 1200 dwellings and related elements.
- Long Stratton:** at least 1800 dwellings to ensure the delivery of a Long Stratton bypass, and other related elements. A Long Stratton Area Action

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

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

- 10.6 JCS Policy 9 also states that a further minimum of 1800 dwellings must be delivered in South Norfolk in “*smaller sites in the NPA and possible additions to named growth locations*”. The JCS identifies the Key Service Centres, Service Villages and Other Villages which are in the NPA, which may be considered for additional development, if necessary, to help deliver the ‘smaller sites in the NPA’ allowance.
- 10.7 The JCS requirements for Cringleford, Wymondham and Long Stratton will be met through separate Local Plan Documents as discussed in Section 3. The Site Specific Allocations and Policies Document will allocate sites to meet the remaining requirements of the JCS detailed above, including the ‘floating 1800 – smaller sites allowance’ for the Norwich Policy Area. The following section describes the processes that the Council have undertaken in order to identify allocated sites in the Site Allocations and Policies document.

Public Consultation on the Site Specific Allocation and Policies Document

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

Issues & Options Consultation - 2010

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

Issues and Options Consultation – 2011

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

Preferred Options and Interim Sustainability Appraisal, September 2012

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

Amendments to Preferred Options, March 2013

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

The Sustainability Appraisal Objectives and the Site Assessment Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 10.2 – Criteria and Assessment of Site Selection Criteria

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

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

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

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

- 10.17 Initially, all sites were labelled according to the parish within which they fell (see the first coloured column of the sites assessment tables at Appendix 6). If the suggested use for the site was compatible with any growth identified for that settlement in the JCS settlement hierarchy, the site scored green. Sites located in 'smaller rural communities' and not compatible with the JCS were scoped out at this stage.
- 10.18 The criteria considered to be most important in determining the overall sustainability of sites were, proximity to local services (including a travel-to-work public transport service) and avoidance of areas prone to flooding (either fluvial or local surface water drainage issues). However, as each site was assessed on its own merit, and in accordance with the JCS settlement hierarchy, this was not a rigidly applied rule. For example in some locations, site promoters were able to demonstrate, to the satisfaction of the Flood Defence Officer, that suitable flood mitigation would be possible and viable on the site.
- 10.19 Environmental designations, existing and neighbouring land uses, settlement form and character and expert advice from statutory bodies were also key decision-making factors, for example, derelict, disused or brownfield sites were preferred where possible. Assessment of the sites identified potential impacts across a wide range of criteria and in all cases, the potential for mitigating the impact of developing such a site was considered, and the cumulative impact of all mitigation required for that site was weighed.
- 10.20 Representations received (from members of the public, parish councils, statutory consultees, etc) were taken into account; however site assessment depended on evidence regarding material considerations, rather than pure opinion. For example, in many cases across the district, anecdotal claims of surface water flooding were made, but in only a few cases was flood evidence submitted which affected the site assessment.
- 10.21 There are some white cells on the site assessment tables. In some cases, white cells indicate that the criterion did not apply at all to that site (e.g. there was no previous Local Plan allocation) and in other cases, white cells indicate that a result was not available for that criterion (e.g. for late-submitted sites). Sites submitted during the 2011 sites consultation were classed as 'late-submitted sites' and given a Z prefix. Z sites were assessed alongside sites submitted earlier in the process but had not been subject to public consultation in 2010 and 2011, hence the blank cells. During the site assessment, Z sites with potential to be allocated were submitted for comment to Anglian Water, the Minerals and Waste Authority, Education Authority and Highways Authority (and parish councils were advised) before a final decision was made on their suitability. A few of the Z-sites became preferred option sites, and were subject to public consultation at Preferred Options stage in 2012.

- 10.22 Site size was a significant factor in considering site allocations. Sites proposed for housing development but only able to accommodate fewer than 5 dwellings were not considered for allocation but were assessed instead for potential inclusion within settlement development boundaries. In some cases, sites submitted were too large for the target allocation in that particular settlement and in this instance the Council considered allocating only part of the original site (for example road frontage development along a street), in keeping with the form and character of that settlement. In these cases, some constraints are identified in the site assessment tables which apply to the larger site, but do not apply to the site as allocated (for example, the larger site was adjacent to a County Wildlife Site, the allocated part of the site is not).
- 10.23 Each assessed site ends with overall comments, within which the conclusion on the acceptability (or otherwise) of the site has been reached. This balances consideration of all the criteria scores and comments received in reaching the conclusion. For all sites which were eventually allocated, the results of the site assessment, alongside representations made, have influenced the policy requirements for the site. For example, if an allocated site will be visible from open countryside, the policy for the site will specify that effective soft landscaping will be required.

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

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

Refining Site Options

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

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

Overall Effects of the Site Specific Allocations and Policies Document

- 11.1 The first point to note is that the Site Specific Allocations and Policies Document should not be considered in isolation from the adopted Joint Core Strategy (JCS). At the broad scale, the quantum and distribution of growth set out in the JCS (via the settlement hierarchy) means that the 'big' decisions (and related impacts) relating to the scale and general location of growth have already been determined. In South Norfolk, this means accepting the principal of allocating a substantial number of rural greenfield sites (and the implications this may have for loss of agricultural land, landscape impacts, increased car travel etc) due to the lack of brownfield sites in larger settlements.
- 11.2 The overall sustainability effects of the Document have been assessed in two ways. Firstly, the effects of each site were predicted and evaluated individually (see appendix 6). The sites which performed best in this evaluation have then been proposed for allocation (see Table 11.1 below). As can be seen, each allocated site scores positively in the Site Assessment Table, with few or no 'red' scores (constraints) and with appropriate mitigation measures recommended where relevant. As a general rule, allocated housing sites will not have unacceptable flood risk effects (i.e. sites are within Flood Zone 1), nor affect nationally (SSSI) or internationally (SAC/SPA/Ramsar) designated nature conservation sites, and their accessibility to public transport tends to be good (better than alternative sites).

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

Major Growth Locations

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish with uniformity with UCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UT/LT/LCS)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0522/COS 6	Cotesley	land at Longwater employment	Employment																					Site promoter did not provide viability information to support allocation and indicated that site would not be pursued in the foreseeable future.
0782/COS 4	Cotesley	land at Longwater employment (William Frost Way)	Employment																					
A0001a/C OS3	Cotesley	Land at Longwater Employment Park	Employment																					
A0001b/C OS3	Cotesley	Land at Longwater Employment Park	Employment																					
A0001c/CO S3	Cotesley	Land at Longwater Employment Park	Employment																					
0270a/CO S1	Cotesley	West of Lodge Farm	Housing																					
0270b/CO S2	Cotesley	West of Lodge Farm	Open space/recreation																					
0035/COS 4/COS5	Cotesley	Norfolk Showground	Mixed Use																					
0085/EAS1	Easton	Diocesan House, Dereham Road	Housing																					
0417/EAS1	Easton	land at Norfolk Showground	Housing																					
0544/EAS1	Easton	Land off Bawburgh Road	Housing																					
0618/EAS1	Easton	land at Dereham Road	Housing (including affordable)																					
0647/EAS1	Easton	land at Dereham Road	Housing																					

Norwich Fringe

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IIMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTLIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0573	Colney	Land off Watton Rd	Housing																					
Z1287/COL 2	Not applicable	Rear/east of the IFR	Employment																					
A0005/CO L1	Not applicable	Land at Norwich Research Park	Employment																					
A0006	Not applicable	Land at Colney Hall	Employment																					
A0007/CO L1	Not applicable	Land south of Watton Road, NRP	Employment																					
A0011	Not applicable	Land at Bawburgh/Colney Pits	Employment																					
A0012/CO L1	Not applicable	Land adj. N & N Hospital	Employment - expansion of Hospital																					
0151/TRO W1	Trowse	White Horse Lane	Housing																					
1173/TRO W1	Trowse	Land at rear of Charolds Close & Devon Way	Housing																					
A0002/TR OW1	Trowse	Land at A47 & A146 Junction	Park & Ride																					

Main Towns

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish conforms with UCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IIMP)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTILITIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0058/DID1	Diss	Frence Hall Lane	Housing																			Part of SLP allocation; 4 services within 800m (emp/bus/inf sch/ high sch); highways comments favourable. MOST OF SITE PERMITTED FOR 120 DWELLINGS AND UNDER CONSTRUCTION 1/1/12 (Application ref: 2010/2183/F) - site 58 remainder has potential for 26 dwellings and is being actively promoted; ALLOCATE REMAINDER OF SITE 58 FOR HOUSING (26 DWELLINGS - NB SAME AS Site 545)			
0331/DIS2	Diss	Off Park Road	Mixed Use																			Mixed use suggested includes housing, open space and water based leisure facilities based on withdrawn Diss Area Action Plan for this area; low lying site crossed by power lines from large electricity sub-station adjacent to north east; major constraint - most of site flood risk 2, southern half of site 3b and southern two thirds 3a; SHLAA conclusion better used for open space/recreation; CONCLUDE NOT SUITABLE FOR DEVELOPMENT BUT TO BE ALLOCATED FOR AMENITY OPEN SPACE AND RIVERSIDE WALK - DELIVERY TIED TO OPEN SPACE REQUIREMENTS OF ADJACENT SITE 845.			
0377a	Diss	land off Denmark Lane, Diss	Housing																			10 homes potential; 5 services access within 800m (prim. sch/ dentist/ bus/ emp/ Diss town centre); river valley/ Roydon-Diss gap landscape issues but part of site 377b suggested allocation in line with permitted larger housing development to the north of the site currently under construction (permission ref: 2007/0559/F); CONCLUDE TO BE ALLOCATED AS PART OF SITE 377b).			
0377b/DIS3	Diss	land off Denmark Lane, Diss	Housing																			49 homes potential; 5 services access within 800m (primary school/ dentist/ bus/ emp/ town centre shops); river valley/ Roydon-Diss gap impact but would complement form and character of the larger housing development under construction to the north of the site (permission ref: 2007/0559/F); requires footway improvements and access from Denmark Lane, requires consideration of minerals located on site and landscape belt to western boundary which reduces potential total homes to 42.			
0461/DIS4	Diss	land at Frence Hall Lane	Housing																			134 homes potential; 4 services access within 800m (emp/bus/inf sch/high sch); highways authority, preferred site with improved footway links to schools and town centre; greenfield site open to east/ north east requiring landscape buffers on site adjacent to housing on two sides; would draw less rat-running traffic through Diss than sites to the north; CONCLUDE TO BE ALLOCATED FOR TOTAL OF 125 HOMES TO REFLECT LANDSCAPE BUFFERS AND NEARBY DENSITIES			
0545/DIS1	Diss	land at Bounty Hillings Ltd off Vincas Road	Housing																			26 shops potential; vacant site same as uncommitted remainders of Site 59 and ex-allocation site A0014; 4 services access within 800m (emp/bus/inf sch/ high sch); favoured by highways authority; no access from Vincas Road; actively promoted.			
0792/DIS9	Diss	land at Sandy Lane (north of Diss Business Park)	Employment																			4.22 Ha; suggested employment use compatible with adjacent uses; gas pipeline within northern end of site; bus access Frence Hall Road; vacant site well screened to east and south; County Wildlife Site and river valley to east; SHLAA concludes suitable; underlying minerals on site; highways requires improvements to local footpath links to rail station and town centre plus safe access; CONCLUDE TO BE ALLOCATED FOR EMPLOYMENT USES IN CLASSES B2/B8 TO COMPLEMENT NEARBY PROPOSED SITES FOR B1 USES.			
0793/DIS8	Diss	land at Sawmills Road	Employment																			0.12Ha employment use compatible with existing South Norfolk Local Plan employment and allocation; near housing, bus and other employment uses; safe access and improvements required to local footpath links to rail station and town centre; contamination and archaeological issues to be addressed; Class B1 uses appropriate due to size of site and proximity to housing; CONCLUDE ALLOCATE FOR EMPLOYMENT USES IN CLASS B1.			
0844/DIS5	Diss	land at Haulage Depot Victoria Road	Housing																			17 homes potential; 2 services access within 800m (employment and bus); redundant berry park adjacent to employment uses; river valley/open site; County Wildlife Site to north; much of site flood risk 2 and some flood risk 3; adjacent to development boundary but within area granted outline planning permission for housing (applications ref: 2009/2005/O and 2011/1492/O) shown as Site 21264 subject to limited development area and housing densities; CONCLUDE - ALLOCATE AS PART OF SITE 21264 BUT WITH REDUCED NUMBER OF DWELLINGS			
0845/DIS7	Diss	land at Park Road, Feather Mill	Mixed Use																			Suggested by owners for retail/leisure/residential uses; conservation area and TPO impacts; well placed re town centre; adjacent to SLP DIS 6 allocation permitted in outline for hotel and pub; footway, cycleway and A1066 crossing improvements required; outstanding comparison goods retail potential requires provision; potential inclusion within extended central business area for consideration with development management policies; CONCLUDE ALLOCATE WITH ADJACENT SITE A0015a FOR MIXED TOWN CENTRE TYPE USES - RESIDENTIAL /COMPARISON GOODS RETAIL CLASS A2 OFFICES/ LEISURE USES WHILE PROVIDING FOR EXTRACTION OF MINERALS AND FUTURE ACCESS POINT TO SITE 331.			
1107a/DIS	Diss	Land east of Station Road (north)	Housing																			12 homes potential; 2 services within 800m (employment + public transport); cleared site near railway station adjacent to employment uses and housing; part of area permitted in outline on appeal in 2003 for Class B1 uses (Application ref: 2002/0603/O); requires enhanced footway/cycleway links to station; potential site contamination and underlying minerals extraction issues; Joint Core Strategy Policy 5 need to retain employment land; CONCLUDE ALLOCATE AS PART OF ADJACENT EMPLOYMENT USE ALLOCATION A0008 FOR CLASS B1 USES			

Key Service Centres

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with UCLP settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTILITIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0451/HIN1	Hingham	land at Seamerse road	Housing																						
Z1260/HIN2	Hingham	land adjacent industrial estate	Employment																						
0342	Loddon/Chedgrave	Ex-Press Plastics	Housing																						
05301/LOD1	Loddon/Chedgrave	land north of George Lane	Housing																						
A0019/LOD2	Loddon/Chedgrave	Land at Becdes Road/A146 Junction	Employment																						
Z1262/LOD3	Loddon/Chedgrave	Land adjacent to industrial estate	Employment																						
0118/POR4	Portland/Framingham	The Ridings	Housing																						
0119	Portland/Framingham	West Green Farm, Sholesham Road	Housing																						
0345/POR1	Portland/Framingham	Health Farm	Housing																						
0395/POR	Portland/Framingham	MoD site, off Pine Loke	Housing																						

Service Villages

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTMIES)	Local Access to Services	Sewage treatment works safeguarding	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
0562a	Alburgh	Friends Farm, The Street	Housing																			Site can be included within suggested development boundary as adjacent and to the current proposed boundary and an additional dwelling would not be out of character for the pattern of development in this part of Alburgh. No highway objection to previous planning application for a dwelling on this site. On bus route, school just over 1km from site.		
0710		land at The Street	Housing																			English Heritage state due to inclusion of 3 grade II buildings (the Thatched Cottage appears to be immediately adjacent to the border of 009, and therefore within 710) the impact of large scale development here may be significant and the affect of this should be carefully considered. NO NEED FOR ADDITIONAL ALLOCATIONS. THIS site got PP for 31 dws, excluded from boundary until development occurs. Site includes all of site 009, which is brownfield, but majority of this site is greenfield. Pub, village hall, bus stop within 800m.		
0078/G RE1	Aslacton/Gt Moulton	land at High Green	Housing																			Large site very visible from railway line that if developed in its entirety would greatly exceed the level of development planned for Aslacton & Gt Moulton in the JCS. Partial development of the site as frontage development along High Green would match extended development boundaries along southern side of High Green. However, not within walking distance from school.		
0629	Aslacton/Gt Moulton	land at White Horse Farm	Housing																			Domestic garden space associated with White Horse Farm which could be brought into development boundary with Rosefree Farm without resulting in development intrude into the open countryside.		
0644		land at Station Road	Housing																			Too small to allocate with unsatisfactory access. However, along with site 660 there is a case for reviewing the development boundary to allow some small developments to the rear where suitable accesses allow.		
0662	Aslacton/Gt Moulton	land at Blackmill Lane	Housing																			Small piece of land between existing residential development and railway line. Main constraint is access - Black Mill Lane does not have a paved surface and its junction with Station Road may be substandard in highway terms. Alternative access may be available via the access to Nos 63 and 65 Station Road, however, this is even more constrained and may well involve third party land. Whilst therefore not suitable to allocate, development boundary has been reviewed along with sites 644 and 660.		
Z1261/ASL1	Aslacton/Gt Moulton	Coopers Scrapyard, Church Road	Housing																			Copse which forms local point of existing development and likely in itself to be unsuitable for development. However, consideration should be given to review the development boundaries to include the surrounding existing development and as part of a revised development boundary with sites 644 and 662.		
1130/B AR1	Barford	Land west of The Hall, off Church Lane	Housing																			Site previously granted consent for 14 dwellings on appeal. Brownfield site close to school and bus service.		
R0784	Barford	Land at the Lileas, Church Lane	Housing																			Access concerns expressed by Parish Council. Fairly narrow road, currently no footpath to link to main part of village. Site is raised from road level by steep bank and hedging although site itself seems flat and open. Whole site too large for allocation but potential to use a strip of road frontage on Church Lane for approx 10 units. Development unlikely to have a visual impact from Back Lane. Primary school, local employment and regular bus service within 800m. Site would need to be well screened as approached from Church Farm towards the village. Would need to provide footpath to village as part of scheme. SNC Flood Defence Officer suggests that if site is developed a sustainable drainage strategy will be needed to take account of potential groundwater movements, any discharge into the Barford Flood Alleviation Scheme would need prior consent from SNC.		
0494	Barham Broom	land at 86 Norwich Road	Housing																			Site owner expresses preference for 2 units on site. Parish Council SUPPORTS site. English Heritage concerned about impact on setting of church. DEVELOPMENT BOUNDARY EXTENSION. Primary school, local employment and regular bus service within 800m. Small site, screened by existing dwellings so unlikely to have adverse impact on church or river valley.		
0986/B ARN1	Barham Broom	Land at Rush Green Road, Bell Road	Housing																			Sewers crossing the site. Site could accommodate 1 or 2 dwellings at surrounding density. Access via Lincoln's Field. Village hall, school, bus stop, shop within 800m. Development boundary change to include all adjacent gardens.		
0015	Bergh Apton	Between The Gardens and Corner House	Housing																			Cordon Sanitaire for sewage treatment works (affects top end of site only). English Heritage state there is a 1 st park, Kimberley Park, 1.5km south of this site. While some distance away and in part screened by woodland, the potential for impact on the setting of the park should be considered in later stages and taken into account in detailed site design. About one third of site (nearest road) is in Grade II agricultural land zone, and agricultural use contributes to rural setting of village. PC state beyond footpath extent. However, part of site is adjacent to existing development. Pub, shop, bus stop within 800m.		
0434/B ER1	Bergh Apton	land off Cookes Road	Housing																			Gap in existing linear development. Not suitable to allocate due to size of site but within proposed development boundaries. School at Apington within 800 metres.		
0801	Bergh Apton	Hedgerows Mill Road	Housing																			Site is on opposite side of Cookes Road to Village hall and within 800 metres of shop and bus service. The site could be developed to provide frontage development onto Cookes Road and The Street as part of a new development boundary including existing adjoining development. Highways may object due to suitability of local highway network, however this concern applies to all sites in Bergh Apton.		
																						Garden space to dwelling already shown as within suggested development boundary. Could accommodate an additional dwelling without substantially intruding into the break in development given the existing boundary treatments. Too small to allocate but is included in the suggested development boundary.		

Other Villages

Site ID number	Assessed as Settlement	Site address	Suggested Land Use	Site in parish which conforms with JCS settlement hierarchy for consideration of allocation	Settlement Boundary	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Listed Building	Conservation Area	Scheduled Ancient Monument	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Flood Risk	Service Availability (UTM/LIES)	Local Access to Services	Sewage treatment works safeguarding	Conclusion - Preferred Option	Comments	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
		site at Common Road, Aldeby (Tobar Ltd)	Housing																				Site too large for limited infill within boundary, could consider road frontage site within 800m of limited service at Burgh St Peter (village hall, pub) one core service bus stop within 800m - existing fruit growers/packing station too large to include in entirely last promoted 2009 Site on Minerals resource Brownfield site		Preference has been to delete site frontage from development boundary to sustain the rural employment
0794	Aldeby		Housing																						
0409/BAW 1	Bawburgh	land at Stocks Hill Bawburgh	Mixed Use																						PC do not object to site, which is impenetrable & totally overgrown & inaccessible as it stands. However, development of site would be feasible as low density, screened development would have low visual impact. Site appears to be 1.5m above road height at NW corner. Suitable as small site allocation - low density due to site and settlement characteristics. Pub & bus stop within 800m.
A0004	Bawburgh	Land at Bawburgh/Coh ev Pits	Community open space																						Almost completely overlaps with 1147 JCS Policies 10 & 12 refer to this site's allocation for leisure use.
0389	Bressingham	High Road, north side between The Grange & Briars	Housing																						Adj to listed building - Eng Heritage comment that this site and site 471 would involve building up either side of the 11* listed Grange Farmhouse, which currently has an isolated location between two distinct areas of settlement. core services within 800 m = sch & bus other services also within 800m Village Hall Not preference.
0471	Bressingham	land at High Road	Housing																						Site too large for limited infill could consider smaller area adj to listed building -Eng Heritage comment Along with site 389, this site would involve building up either side of the 11* listed Grange Farmhouse, which currently has an isolated location between two distinct areas of settlement. We would be concerned about the impact on the setting of the listed building by any inappropriate development. within 800m of core services (school & bus)
0761	Bressingham	land at High Road	Housing																						site too large for limited infill - consider small portion of frontage only for inclusion into development boundary for limited infill. -core services of bus and school just within 800m adj to site of archaeological interest English Heritage comments This site is adjacent to 471, and, like that site, could have an detrimental impact on the setting of Grange Farmhouse (11*). This concern is minimised by the small development boundary adjustment that is preferred. Whole site is adj to site of Arch Interest(AI) but development boundary adjustment is located furthest.
1123	Bressingham	Land adj. Pascoe Place	Housing																						site too large for limited infill not adj to dev boundary within 800m of core services (school & bus) opposite a listed building within 800m of core services (school & bus) Site adj to exceptions housing scheme Anglian Water cordon sanitaire protection zone maybe required
0558	Brockdish	land north or Crabtree Rise	Housing																						just within 800m of core services (school & bus) site too large for limited infill could consider part of site for limited infill but all site within river valley and English Heritage comments The impact on the setting of the conservation area to the east should be carefully assessed. Anglian Water cordon sanitaire protection zone required
1014	Burgh St Peter	Land at Beccles Road	Housing																						within 800m of limited service at Burgh St Peter (village hall, pub) one core service bus stop within 800m small site to include in boundary Site has underlying minerals resource Anglian Water cordon sanitaire protection zone required
1098	Burgh St Peter	Land at corner of Pit Road & Church Road	Housing																						within 800m of limited services at Burgh St Peter - pub, village hall one core service bus stop just within 800m not next to development boundary. So inclusion would provide for more than required limited infill. Site on minerals resource
0191	Burston	Audley End	Housing																						site too large for limited infill within 800m of core services school & bus, adj to development boundary area of TPOs opposite could consider small portion of site for limited infill but need to overcome Anglian Water cordon sanitaire protection zone requirements.
0390	Burston	Willow End, Diss Road	Housing																						site adj to conservation area but next to development boundary on other side of public footpath, would extend development into open countryside Within 800m of core services: bus & school, English Heritage comments Although this site would elongate the village, it is of less concern to us than site 831, although it may have issues for the setting of the conservation area, and the grade II house at the west end of the conservation area. Site is too large for limited infill could consider smaller part along road frontage as reasonable alternative
0547	Burston	Land at Manor House Farm	Housing																						site opp development boundary close to core services; school & bus could provide limited infill Anglian water cordon sanitaire protection zone applies
0548	Burston	Land North of Manor House	Housing																						site too large for limited infill sited behind listed building and area of archaeological interest could consider for frontage development. Within 800m of core services; school & bus. Anglian Water cordon sanitaire protection zone applies
0536	Denton	land at corner of Trunch Hill / middle Road	Housing																						only one core service (bus) within 800m near to dev boundary to south although opp site of listed building preferred option is to extend development boundary from south to include site for limited infill development

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

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

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

Major Growth Locations

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

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

Norwich Fringe Parishes

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

Main Towns

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

Key Service Centres

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

Service Villages

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

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

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

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

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

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

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

Other Villages

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

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

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

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

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

- 11.4 As can be seen from the results, the overall impact on most settlements from the allocations for housing, employment and other uses in the Pre-Submission Site Specific Allocations and Policies Document is neutral or positive. Environmental impacts – typically including loss of farmland, local landscape impacts and additional traffic generation – tend to be balanced or exceeded by social and economic gains relating to providing more market and affordable housing, improving access to services and jobs and improving local economies in South Norfolk. Allocating at least five dwellings across a range of settlements enables an element of affordable housing to be provided across a wide variety of communities – a key positive social benefit. In cases where no acceptable site (or sites) could be found in a settlement with a JCS allocation, no allocation has been made: whilst this will have some negative social and economic consequences it will ensure that there are no undue negative environmental impacts. Assuming that the minimum JCS requirements for Cringleford, Long Stratton and Wymondham are met through the respective Neighbourhood and Area Action Plans, the final choice of allocated sites in the Site Specific Allocations and Policies has ensured that the overall JCS housing requirements for South Norfolk has been exceeded using the most appropriate sites.
- 11.5 As well as new allocations, development boundaries have been defined around a range of settlements across the District in accordance with the JCS Settlement Hierarchy, the aim being to balance small, incremental growth (over and above the JCS requirements) against minimising development in unsustainable locations. Most of the development boundary changes derive from the same site assessment process carried out for the larger allocations i.e. the boundary was moved to include plots too small for a 5 dwelling allocation, but which in all other respects were suitable sites for development. Development boundaries were actively removed from areas in flood zones 2 and 3 or which were not within easy walking distance of essential services. Those settlements without an allocation, but with a settlement boundary, may see some small-scale development, and the relevant impacts will also be small-scale. Any windfall within development boundaries will also provide additional housing over and above what is being allocated to exceed the JCS minimum requirements.
- 11.6 Whilst the focus of the new allocations is delivering the housing requirements of the JCS and the associated infrastructure, South Norfolk is also a location for three of the sub-region's main employment allocations at the Norwich Research Park, Hethel Technology Park and Longwater Employment Area, with the consequent social and economic benefits that employment growth will bring. Similar concerns arise in terms of impact on the local landscape, loss of agricultural land, and traffic generation. However, these areas are closely linked with the main housing allocations and the plan seeks to maximise the benefits of this proximity. In addition, smaller employment allocations have been made in the Main Towns and Key Service Centres, in order to balance the delivery

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

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

Short term effects

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

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

- 11.9 Once built out, a new development site has a different set of impacts, most of which will last into the foreseeable future, and be permanent.
- 11.10 Whilst in some settlements a new allocation (or allocations) might be accommodated on an infill-type site, with relatively little impact on form and character, in others the most suitable sites to allocate require expansion of the development boundary into what has historically been open countryside, with loss of agricultural land and potential adverse impacts on the character of the settlement, countryside and landscape. Other longer-term effects will include additional demand for fresh water, gas and electricity and increased production of waste water; however, new buildings are required to meet increasingly stringent requirements in terms of environmental performance.
- 11.11 It is inevitable that there will be an increase in car-usage relating to most of the new allocation sites. However, particular effort has been made to try to allocate sites which are close to public transport links (principally buses) and which are accessible to schools, jobs and services by walking and cycling means to minimise the need for car-usage.
- 11.12 There will also be some positive environmental benefits. New allocations may enable key population ‘thresholds’ to be exceeded such that a useful service could be (re)introduced (such as a daily bus service to the nearest large settlement or a new village shop) or supported (such as helping to ensure the continued viability of the local primary school).

Cumulative and Synergistic Effects

- 11.13 The JCS SA (2009) considers potential cumulative effects of the JCS policies in paragraphs 5.3.1-5.3.4. Potential cumulative impacts on water quality and biodiversity were raised as being particularly important. As the Site Specific Allocations and Policies Document implements JCS policies on the settlement hierarchy and overall housing (and employment land) numbers, the associated mitigation measures included in the JCS (including the Local Investment Plan and Programme) should ensure that these types of larger potential cumulative effects are minimised.
- 11.14 Other cumulative effects will also occur through the implementation of the Site Specific Allocations and Policies Document alongside the Wymondham and Long Stratton Area Action Plans, the Cringleford Neighbourhood Plan and the Norwich City Local Plan. These might include, for instance, additional pressure on local services and infrastructure (such as water supply and wastewater treatment capacity and the capacity of major road junctions, such as the A11/A47 Thickthorn junction). However, some cumulative effects could be positive, such as enabling 'thresholds' for key services (such as a bus service) to be reached. Again, applying appropriate mitigation measures will be key to ensuring that the effects of any cumulative impacts are minimised.

Significant Environmental Effects – Conclusion

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

Consideration of Alternatives

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

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

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

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

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

12. Task B5: Mitigating the Effects and Maximising Benefits

- 12.1 Key mitigation measures to support the overall level of growth in South Norfolk have been considered as an integral part of the Joint Core Strategy (JCS) and also the Site Specific Allocations and Policies document. The Norwich Area Growth Area Infrastructure Needs and Funding Study (December 2007) and the Local Investment Plan and Programme (which is updated on a six-monthly basis) identify and prioritise key strategic measures. This includes elements such as major transport improvements (at the Thickthorn junction, for instance), the need for various new schools, improved green infrastructure, utilities upgrades and new community facilities. Where particularly relevant (mainly for the larger sites), the need to contribute towards larger pieces of infrastructure is mentioned in individual site policies.
- 12.2 The JCS provides for a range of improvements required for strategic provisions of transport, green infrastructure and utilities, to be funded by a combination of developer contributions, utility providers, Norfolk County Council and the Highways Agency.
- 12.3 Site-specific mitigation measures have been considered as an integral part of assessing the suitability of sites. The allocation of selected sites in sustainable locations in the Site Allocations and Policies document is intended to minimise the potential adverse impacts of development. In cases where necessary and appropriate mitigation is not thought to be achievable, that site cannot be allocated. Where measures are required to prevent, reduce or offset any significant adverse effects of developing a site, these are included in the individual site policy. Such considerations include the requirements for local off-site road improvements, foul and surface water drainage network improvements and the overcoming of their associated constraints e.g. the requirement for developers to agree to a surface water drainage strategy in Harleston. Other mitigations include the provision of landscaping and amenity open space, contributions to local school places, and design requirements for certain development sites to be particularly sympathetic to their particular local circumstances.
- 12.4 Although each site's precise mitigation requirements differ, common mitigation measures required for allocated sites include elements such as:
- the need for appropriate boundary landscaping (on sites which will extend the footprint of a settlement into the countryside) to provide a 'soft' edge;
 - the need for improved wastewater capacity to be addressed prior to the development commencing;
 - contributions to maintaining, protecting and improving green infrastructure;
 - the need for appropriate non-car egress/access to the site; and/or
 - the need to consider, where relevant (on larger sites only) whether extraction of sand and gravel prior to development taking place is feasible and deliverable.

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

13. Task B6: Monitoring of Significant Effects

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

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

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

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

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

Table 13.1: Monitoring Framework

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

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

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

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

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

Appendix 1 – Review of Plans, Programmes and Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ENV 4 % of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly from home Source: 2011 Census	Base fig 60,333 a) 71.65% (43,233) b) 5.9% (3574) c) 8.5% (1841 cycle, 3284 foot) d) 13.4% (8065)		Base figure, 2011 census Norfolk 2001 2011 a) 65.4% 67.3% b) 4.8% 5.7% c) 16.3% 14.7% d) 10.8% 11.8%	a) Increased b) Increased c) Decreased d) Increased	
ENV 5 Number of designated Air Quality Management Areas Source: Defra (www.airquality.co.uk)	Zero	Zero	Zero	Zero	Awaiting further info from South Norfolk Environmental Health on data and best way to express indicator/s to monitor following discussions with Norfolk Environmental Protection Officers group
No. of areas where NO2 above 40µg/m3 No. of areas where further air quality investigation being undertaken Source: South Norfolk Air Quality Update	XXXX XXXX XXXX	XXXX XXXX XXXX	XXXX XXXX XXXX	Zero Zero Zero	
ENV 6 Number of heritage assets at risk e.g. a) Listed Buildings	2008/9 a) 42	2007/8 a) 0/-4		Net decrease for a) and b)	
b) Scheduled Ancient Monuments added/removed from Buildings at Risk register	b) 3/0	b) 0/0 2006/7 a) 0/-7 b) 0/0	Not applicable		
Number of Conservation Area Character Appraisal & Management Plans adopted (0/52)	Total = 52 2008 – 12 2012 - 17	N/a	Not applicable	52/52	
Number of TPOs served Source: South Norfolk AMR	2011/12 - 8	2009/10 -- 6 2010/11 – 10	Not applicable	N/a	
Status of national landscape character areas No. applications where ENV1 reason for refusal	Maintained Not available	1990-98: Not available	Not applicable Not available	Maintain/enhance To be determined	

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

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
S3 % of working age (16-64) population economically active Source: NOMIS	2012/2013 – 88.9% Base fig 70,300	2007 – 85.5% 2008 – 80.1% 2009 – 80.38%	Norfolk 2009 - 80.91% 2012/13 – 78.6% 77.1% GB NDA	Increase	
Gross weekly pay (F/T workers) Source: NOMIS	2012 – £553.60	2006– £431.1 2007– £438.5 2008– £464.5 2009– £493.2	East of England 2006 – £466.0 2007 – £479.9 2008 – £499.0 2009 – £509.4 2012 - £531.0 £508	Increase	
S4 % of residents who travel to work: a) by private motor vehicle b) by public transport c) by foot or cycle d) work at home or mainly from home Source: 2011 Census	Base fig 60,333 a) 71.65%(43,233) b) 5.9% (3574) c) 8.5% (1841 cycle, 3284 foot) d) 13.4% (8065)	2001 census a) 70.82% b) 5.15% c) 9.82% d) 12.02%	Base figure, 2011 census Norfolk 2001 2011 a) 65.4% 67.3% b) 4.8% 5.7% c) 16.3% 14.7% d) 10.8% 11.8%	a) Increase b) Increase c) Decrease d) Increase	
Accessibility of local GP services (15 & 30mins walk/public transport) Source: Norfolk Insight		2009 15mins – 65.63% 30mins – 94.32%	Norfolk(2009) 15mins – 72.42% 30mins – 96.41%		
S5 % of working age population with qualifications at NVQ 4 or above Source: NOMIS	2012 – 34.1%	2005 – 27.4% 2006 – 33.2% 2007 – 29.0% 2008 – 26.5%	East of England 2005 – 25.0% 2006 – 25.0% 2007 – 26.0% 2008 – 26.1% 2012 – 32.9%	Increase	All Schools England 2012 – 59.4% State funded only – 58.8% LA – 55.6%
% of 16 year old with 5 or more GCSEs grade A-C Source: (secondary schools) Dept Education	2012 - 63%	2009 – 59% 2010 – 58% 2011 – 68%	Norfolk 2004/5 – 52.6 2009 – 50.0% 2010 – 52.3% 2011 – 55.4% 2012 – 55.6%	Decrease	

Appendix 2 – Baseline Information for South Norfolk SA Objective	South Norfolk Value	Trends	Comparison Value	Target	Comments
S6 Life expectancy, at birth, of a) males b) females Source: ONS	2008 - 2010 a) 80.7 b) 83.2	2005- 7 a) 79.5 b) 83.3	East of England A 2005/07 – 78.6 2007/09 – 79.2 2009/11 – 79.9 B 82.5 83 83.6	Increase	
S7 Incidences of crime committed a) Domestic burglaries b) Violence c) Offences against vehicles Source: ONS	12 months to Sept 13 a) 171 b) 798 c) 310	Same 12 month period last year a) 168 b) 645 c) 375	12 Months to March 13Norfolk / 1000 Population (HMIC) A – 1.6 B – 9.42 C – 3.33	A- Increase B- Increase C- Decrease	
S8 General resident satisfaction levels Source: MORI people survey	2008/9 91%	2006/7 90%	National 86%	Increase	
EC1 New business registration rate Source: NOMIS	2011 – 440	2008 - 415 2009 – 450 2010 – 350	2011: Broadland – 385 Norwich - 495	Increase	

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

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

Appendix 3: Consultation comments received on the Sustainability Appraisal and the Council's responses

Scoping Report comments (2010)

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

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

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

	- 16–74 population at 70 per cent Skills - Share of working-age population with qualifications by 2020 (aged 19 to state pension age) - NVQ level 2 or equivalent qualification and above 90 per cent - NVQ level 3 or equivalent qualification and above 68 per cent - NVQ level 4 or equivalent qualification and above 40 per cent	NVQ level 4 or above and percentage of 16 year olds with 5+ GCSEs (grades A-C). Further detailed are not considered necessary at this point but can be added in if monitoring reveals the need.
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Interim Sustainability Appraisal (2012)

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

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

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

19839 - Bidwells (Mr Graham Bloomfield) [1435]	No particular comments with regard to the appraisal and the site assessments. However, it is particularly important to consider that the site assessment process for Costessey (map 27a) and site 0036 in particular, has been superseded by appeal decision APP/L2630/A/2170575. This granted outline planning permission for 62 dwellings on site 0036. We would suggest that the revised status for site 0036 with the site now benefitting from outline permission should be reflected within the Site Specific Allocations & Policies DPD and proposal map 027a by including the site within the preferred development boundary.	in preparing the document and communicating information with their residents
18148 - Mr & Mrs AP & SA Goldring [9205]	We would have to rely on your expertise.	Comment noted
19900 - Mr Vaughan Smith [4283]	The Sustainability Appraisal has been carried out in accordance with the relevant guidance and legislation for preparing Development Plan documents. It is crucial that the appropriate Sustainability Appraisal has been undertaken in accordance with relevant legislation otherwise the document could be found	Comments noted

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

How do I comment on the sites that have been suggested?

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

<i>Representations</i>	<i>Nature</i>	<i>Summary of Main Issue</i>	<i>Council's Assessment</i>	<i>Action</i>
8534 - Mrs Elizabeth McWilliam [7179]	Comment	Many of the sites are areas of outstanding natural beauty (or have an abundance of wildlife in the trees, streams and hedgerows already endangered, without additional aggravation) and have access by publicly marked footpaths which would be lost to Hingham and surrounding residents who regularly use them rambling, on walks and exercising dogs	The current site checklist lists a number of statutory and local environmental designations and public rights of way. A detailed site assessment of individual sites at preferred options will flag up any particular issues on individual sites	None
6512 - Mr Ian Grady [6567]	Comment	All services are layed to site All road in layed to site Flexibility to the village needs	Comments noted. The Council will be undertaking a detailed assessment of individual sites at the preferred options stage	None
9568 - Geological Society of Norfolk(GSN) (Ms Jenny Gladstone) [3379]	Comment	Is also missing Local Geodiversity Sites. (I am unsure whether only previous designations from the South Norfolk Local Plan are included here. If RIGS were not named within that plan, then that is an old deficiency.)	Site checklist was amended to include 'Geodiversity Action Plan Area'. However, the Norfolk Geodiversity Action Plan does not identify sites which should be protected. This element is therefore not reflected on the site assessment tables, but comments in the Geological Society of Norfolk representations have been taken on board.	Checklist amended
10162 - Hopkins Homes (Robert Eburne) [7138]	Comment	Checklist should be raised to reflect the fact that some urban extensions will provide services, facilities and infrastructure as part of development but which do not currently exist.	The checklist includes a note of the services and facilities within the settlement. Only very large sites would support the provision of additional core services as part of a development proposal. Since this would not apply to most sites, the checklist was not amended. However, any significant development in a settlement would be expected to provide facilities and services to support and enhance the existing local provision. This benefit is recognised as one of the reasons for concentrating development, and at appropriate locations this approach will be taken in allocating sites.	None
6379 - Mrs J Teny [6517]	Comment	Numbering system on map and list is not very easy to understand	Comment noted. The Council presented a large number of suggested sites for consultation in the clearest and most understandable way that it could.	None

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

nt tions	tur	in Is	nci	As	nt	Action
6685 - Timewell Properties Ltd (Timewell Properties Ltd) [7306]	Comment	Unclear how the 'small sites in the NPA' allowance (1800) homes will be distributed. Timewell Properties suggest that Little Melton is capable of accommodating a proportion of these homes. The criteria for allocating these sites should also be subject to consultation. The Sustainability Appraisal Framework focuses too much on negative impacts of development, should also recognise the positive impacts. Should positively and specifically identify those development sites that contribute to the objective of securing sustainable development. An important role of the SA process will be to appraise the options for distribution of the 1800 in the NPA to ensure that the best performing sustainable distribution of numbers to the most appropriate settlements is achieved				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist to ensure a sustainable assessment of sites and distribution of development. The distribution of the 'small sites in the NPA' allowance of 1800 homes will be undertaken at the preferred options stage, once a full assessment has been made of all the sites put forward for development
6688 - Dr Barbara Thomas [6613]	Comment	The 2010 site specific Map 19 shows most suggested sites to be at odds with the site checklist categories notably accessibility, services and facilities, viability, land use designation, environment and existing SNLP land use categories which are ENV3. yet again, the suggested sites represent the financial greed of landowners and developers rather than the needs of the town of Diss and its non-landowning residents				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development
7064 - Mr J Cogman [1767]	Comment	Must be close to public transport routes e.g. bus routes				Site checklist includes accessibility to public transport as one of the criteria
9412 - Mr John Thain [6775] 9422 - Dr Viven Thain [6877]	Comment	Need to consider the potential health effects of electricity power lines on occupants of nearby houses				Comments noted. Considered too detailed for the broad site checklist, however a detailed issue such as this will be considered on an individual site basis as assessments are undertaken.
8505 - Mr & Mrs R Naish [7175]	Comment	Find it difficult to find information on the Council website				Comments noted

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

nt tions	tur	in Is	nci	As	nt	Action
10095 - Harcombe Development Ltd (Harcombe Developments Ltd) [7410] (1005)	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how sites will be scored/weighted and how the information obtained through the checklist will be used to determine whether a site is considered suitable for allocation. The checklist contains a list of designations from the South Norfolk Local Plan which will effectively be superseded by the LDF process. There needs to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them. These designations do not necessarily preclude development.				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development. Local designations from the South Norfolk Local Plan will be reviewed. They are included on the checklist so that a full assessment of sites can be undertaken but it doesn't necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

nt tions	tur	in Is	nci	As	nt	Action
6209 - Mr Christopher Doggett [6410]	Comment	If development is required it should be reasonable, proportional in size and sensitive in nature. It should be an extension to existing residential areas where roads can cope and disruption is minimal				Comments noted. These criteria are similar to the ones the Council will be looking at when making a detailed assessment of sites and deciding where new allocations should be made.
8371 - N B Woods Drawing Services (Mr Nick Woods) [1381]	Comment	National Policy Guidelines have been changed from density quota per hectare				Comments noted. The checklist has a box for recording the suggested density of the development. The Council have assumed a density of 30 per hectare as a rough guide when assessing sites but actual densities may vary depending on local circumstances, such as the nature of surrounding development or the particular characteristics of the site
10079 - Harcombe Development Ltd (Harcombe Developments Ltd) [7410]	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how the assessment will be undertaken. It is unclear how information obtained through the checklist will be weighted/scored and how it will be determined that a site is considered suitable for allocation The checklist includes a number of designations from the South Norfolk Local Plan which will effectively be superseded by the LDF process. There needs to be an understanding of how sites will be assessed against these criteria and the weight that will be given to them. Such designations do not preclude development and limited weight should be given to them Development of a site may actually provide some of the services and facilities defined within the checklist				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development Local designations from the South Norfolk Local Plan will be reviewed. They are included on the current site checklist so that a full assessment of sites can be undertaken but it does not necessarily follow that these designations would preclude development. Some information on the checklist will be weighted/scored higher than other information. The site assessment process will need to recognise that some of the larger sites being proposed would actually be able to provide some of the services and facilities defined within the checklist. A detailed assessment of individual sites will be undertaken at the preferred options stage and the ability for sites to provide additional services and facilities will be reflected at this stage

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

nt tions	tur	in Is	nci	As	nt	Action
10344 - Mr A. Semmence [2828]	Comment	The current checklist provides guidance on the information to be gathered on each site but provides little guidance as to how to assessment will be undertaken. It is unclear how the information obtained through the checklist will be used to determine whether a site is considered suitable for allocation when judged against alternative site options; or how site specific policies/designations will be assessed against alternative proposals. For instance, whether assessed sites/policies would be given a score against the items on the checklist, or whether assessment items will be weighted according to importance/relevance. The Council should publish the criteria that will be used to assess the different site options and site specific policies/designations				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist. Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered to be inappropriate for development
9263 - Karen Dunn [5621]	Comment	The list could include a higher priority to developing brownfield sites and a lower priority given to conservation/green sites/even scrubland as vegetation increases the value and quality of a place. Also lower priority should be given to agricultural land, which will become increasingly important as the population grows and food imports become more expensive				The current site checklist is an information gathering tool. Further work is being undertaken on how to weight/score the sites based on the information in the checklist e.g. is a brownfield site of higher priority than a greenfield site, should development be on high quality agricultural land? Further information will be made available on how the sites have been weighted/scored at the preferred options stage so it will be clear why certain sites have been chosen as preferred sites for development and why other sites have been considered inappropriate for development
10066 - Peter & Dawn Durrant [1906]	Comment	Do not believe CPO's are appropriate on moral grounds				Comments noted. The Council would only pursue CPO in very exceptional circumstances

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

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

How do I comment on the sites that have been suggested?

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

nt tions	tur	in Is	nci	As	nt	Action
		significantly enhanced if, as noted above, it incorporated a mechanism by which appropriate weighting is given to key policy considerations. In the case of Long Stratton, we would suggest that the site checklist should clearly establish the appropriateness of a particular location in implementing the integrated development package for Long Stratton established in the JCS. Areas of land that can plainly contribute to a comprehensive and coordinated approach to the enlargement of the settlement should be perceived to essentially achieve a higher score than those that would give rise to a more dispersed development pattern, reducing the degree of coordination that should arise through the implementation of a whole settlement strategy. The tracts of land allocated to implement the objectives of the JCS should lead to the establishment of a self-contained town as described in the emerging Vision for Long Stratton prepared by the GNDP. In the context of the Long Stratton AAP, we would suggest that the Site Checklist should more directly reflect the nature of the development programme envisaged in the JCS. As presently drafted, the checklist may not lead necessarily to the identification of tracts of land which, taken together, can achieve a self-contained community which is able to benefit from the bypass and related aspects that form part of the policy base of the JCS.				
		As noted at page 6 of the Sustainability Appraisal Framework, the Area Action Plans are expected to set out the detailed policies, phasing, infrastructure and delivery mechanisms for each of the target areas in order to ensure growth is delivered in a co-ordinated and comprehensive manner. This comprehensive approach aims to ensure that well-integrated, sustainable development takes place in				
6102 - Mr J.C. Hobson [6404]	Object	The size/detail on the maps are too small. Proper maps should have been produced so sites could be clearly identified				The Council produced the best and clearest maps that it was possible to produce at the time and given the large number of different sites that were being consulted upon. Each settlement had its own individual map as part of the consultation so all sites suggested for development in that location could be clearly identified and related to each other.

How do I comment on the sites that have been suggested?

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

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

Sustainability Appraisal Framework

Appendix 5

1) Location principles						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation						
Decision-making criteria			Indicator-based concerns			
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?			- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value			
			000No direct significant effects.			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding						
Decision-making criteria			Indicator-based concerns			
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?			- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones			
			000No direct significant effects.			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change						
Decision-making criteria			Indicator-based concerns			
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?			- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district			
			++++1The location of development sites within and adjacent to settlements within the JCS settlement hierarchy promotes a sequential approach to new development and reduces the need to travel to services and facilities with commensurate reductions in emissions. JCS Policy 3 provides for the increased use of renewable energy.			

1) Location principles (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS	Short term		Medium term	Long term		
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		++	++	++	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities with commensurate reductions in emissions while increasing the potential for the use of non-car modes of transport.	
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambiance of local areas?		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities with commensurate reductions in emissions arising from the increased potential for the use of non-car modes of transport.	
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy provides the potential for the re-use of vacant and derelict land with commensurate benefits for the quality of townscapes and landscapes, the latter arising from a reduced spread of development throughout the countryside.	

1) Location principles (continued)							C23: Page 219	
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - - / ?)			Nature of Effects and Overall Assessment:	
ENVIRONMENTAL FACTORS				Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources								
Decision-making criteria				Indicator-based concerns			The quality of soil resources	
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?				+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy provides the potential for the re-use of vacant and derelict land with commensurate benefits arising from a reduced need for development on agricultural land.	
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use								
Decision-making criteria				Indicator-based concerns			The location of development sites within and adjacent to settlements within the JCS settlement hierarchy enables the more efficient provision of a water supply network. The impacts of treated foul water discharges to water courses will be restricted by the combined actions of Anglian Water, the Environment Agency and Natural England and resulting development constraints.	
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD				++	++	++	Planning permissions granted contrary to Environment Agency water quality advice Water consumption per head	
ENV9: To minimise the production of waste and increase recycling								
Decision-making criteria				Indicator-based concerns			The location of development sites within and adjacent to settlements within the JCS settlement hierarchy enables the more efficient provision of a water supply network. The impacts of treated foul water discharges to water courses will be restricted by the combined actions of Anglian Water, the Environment Agency and Natural England and resulting development constraints.	
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?				0	0	0	Reducing the number of kilograms of household waste collected per head Increasing the % of waste that is recycled or composted	
							No direct significant effects.	
Summary: SA vs. Environmental Objectives							The benefits of reducing the need to travel, traffic and traffic emissions; the townscape and landscape benefits arising from the re-use of brownfield land and the ability to make the efficient use of water resources meet most of the environmental objectives (i.e. ENV3-ENV8).	

1) Location principles (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria		Indicator-based concerns				
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effects.	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria		Indicator-based concerns				
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy reduces the need to travel to jobs, services and facilities and improves their accessibility with benefits for social cohesion and reduced social exclusion.	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct significant effects. Accessibility to jobs is covered by Objective S4.	

1) Location principles (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria - Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?			++	++	++	Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve accessibility to jobs, services and facilities while assisting the viability of their provision.
S5: To improve the education and skills of the population overall						
Decision-making criteria - Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?			0			Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population No direct significant effects. (Accessibility to education provision is covered by Objective S4).
S6: To improve the health of the population overall						
Decision-making criteria - Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?			0			Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth No direct significant effects. (Accessibility to health facilities is covered by Objective S4 while healthy lifestyles will be affected by design provisions such as green infrastructure and walking and cycling links).

1) Location principles (continued)							C23: Page 222				
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - - / ?)			Nature of Effects and Overall Assessment:				
SOCIAL FACTORS				Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures				
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity											
Decision-making criteria							Indicator-based concerns				
• Will it reduce actual levels of crime?/ fear of crime?				• Levels of crime and the community's general fear of crime							
• Will it encourage engagement in community activities?				• Ability to create mixed and participative communities, eg. through election turnout							
• Will it contribute towards creating mixed and balanced communities?				0	0	0	No direct significant effects. Human behaviour and community composition are separate issues to the allocation of development sites.				
S8: To improve the quality of where people live											
Decision-making criteria							Indicator-based concerns				
• Will it improve satisfaction of people with their neighbourhoods?				• Residents' perception of the quality of their neighbourhoods as places to live							
				0	0	0	No direct significant effects. Personal satisfaction will arise indirectly as a result of the designed environment, green infrastructure provisions and degree of accessibility to jobs, services and facilities.				
Summary: SA vs. Social Objectives							The benefits of ensuring good access to services and facilities are significant in reducing social exclusion and providing for enhanced social cohesion in accordance with objectives S2 and S4.				

1) Location principles (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		+	+	+	- Reducing business premises vacancy rates - More VAT registered businesses in the District The location of development sites within and adjacent to settlements within the JCS settlement hierarchy with improved ease of access to jobs and town centres will assist the take up of jobs, the viability of established centres and boost the local economy.
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		+	+	+	- Assessing the availability of employment land across the District - Business start ups The location of development sites within and adjacent to settlements within the JCS settlement hierarchy with improved ease of access will provide for a variety of business locations and premises.
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		++	++	++	- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve their potential ease of access.

1) Location principles (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
		Indicator-based concerns			
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		•			
• Will it offer the opportunity for more flexible working?		0	0	0	No direct significant effects.
• Will it operate in a way that seeks to minimise impact on the environment?					
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
• Will it encourage rural diversification?		• Planning permissions granted for business use outside towns			
• Will it offer sources of employment in rural areas?					
• Will it improve electronic communication potential?		+	+	+	The location of development sites within and adjacent to settlements within the JCS settlement hierarchy will improve the potential availability of employment sites within the rural areas.
Summary: SA vs. Economic Objectives					Enabling good access to jobs, services and facilities supports their continued viability and economic growth in accordance with objectives EC1-3 and EC5.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions :					
Significant environmental benefits arise from reducing the need to travel, traffic and traffic emissions, and encouraging the re-use of brownfield land while providing for the most efficient use of water resources. Major social benefits arise from ensuring good access to services and facilities in reducing social exclusion and providing for enhanced social cohesion. Enabling good access to jobs, services and facilities supports their continued viability and overall economic growth.					

Sustainability Appraisal – Site assessment criteria

Appendix 5

2) Existing Land Use policy					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - / - - / ?)	
ENVIRONMENTAL FACTORS				Short term	Medium term
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Decision-making criteria		Indicator-based concerns			
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value		0	0
					No direct significant effects.
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Decision-making criteria		Indicator-based concerns			
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones		0	0
					No direct significant effects.
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Decision-making criteria		Indicator-based concerns			
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district		0	0
					No direct significant effects.

2) Existing Land Use policy (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Will it reduce traffic volume or congestion? Will it reduce the need to travel? Will it reduce the effect of HGV traffic on people and environment? Will it increase the % of journeys using non-car modes?	Indicator-based concerns			
			+	+	+	The development of existing development land use allocations and the protection of protected rail routes largely provide opportunities for the use of sustainable transport modes. Existing land allocations have been adopted within the context of government planning guidance to reduce the need to travel, while protected rail routes have been intended to provide for the potential re-use for alternatives to the car..
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Will it reduce emissions of atmospheric pollution? Will it improve air quality? Can it improve the ambience of local areas?	Indicator-based concerns			
			- Minimising the instances of particulate, NO2 pollution - Trying to avoid the need for Air Quality Management Areas	0	0	0
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? Will the site make a positive contribution to the local area, and enhance the character of local landscapes? Will it reduce the amount of derelict, degraded and under-used land? Will the District's heritage be preserved and/or enhanced?	Indicator-based concerns			
			- Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' - Conservation Area Appraisals and management plans	+	+/0	+/0

2) Existing Land Use policy (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?			+	+ / 0	+ / 0	
Existing landscape protection policies may also reduce the potential losses of productive agricultural land, but longer term effects are less certain due to the unknown impacts of the potential review of such policies.						
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD			- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head	0	0	No direct significant effects.
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?			- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives					Existing land use policies have positive environmental benefits from the reduction of traffic, the regeneration of townscapes and protection of the landscape with indirect benefits for the conservation of agricultural land pending their review. Most land use policies remain consistent with the NPPF.	

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
SOCIAL FACTORS		Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home					
Decision-making criteria		Indicator-based concerns			
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		+	+	+/-	- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings Short to medium term benefits will continue to arise from existing housing land allocations pending their reconsideration for re-allocation and the allocation of new housing sites.
S2: To reduce poverty, inequality and social exclusion					
Decision-making criteria		Indicator-based concerns			
- Will it reduce poverty and social exclusion in those areas most affected? - Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		0	0	0	% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed No direct significant effects.
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		0	0	0	% of the population of working age in employment - Improving the level of average earnings No direct significant effects.

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need					
Decision-making criteria - Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?			Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport		Existing development land allocations have been allocated within the context of government planning policy guidance and thus provide for easy access to services and employment opportunities, pending the consideration for the re-allocation and allocation of new development sites.
			+	+	
S5: To improve the education and skills of the population overall					
Decision-making criteria - Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?			Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population		No direct significant effects.
			0	0	
S6: To improve the health of the population overall					
Decision-making criteria - Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?			Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth		No direct significant effects.
			0	0	

2) Existing Land Use policy (continued)				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)		
SOCIAL FACTORS		Short term	Medium term	Long term
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity				
Decision-making criteria		Indicator-based concerns		
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout		
		0	0	0
S8: To improve the quality of where people live				
Decision-making criteria		Indicator-based concerns		
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live		
		0	0	0
		No direct significant effects.		
Summary: SA vs. Social Objectives		Existing land use designations can continue to meet housing needs in response to Objective S1 pending new allocations to meet further growth requirements. Having been allocated in response to government policy to reduce the need to travel, existing allocations are generally in sustainable locations with good access to jobs, services and facilities with regard to Objective S4.		

2) Existing Land Use policy (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS			Short term	Medium term	Long term	
EC1: To encourage sustained economic growth						
Decision-making criteria			Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?			- Reducing business premises vacancy rates - More VAT registered businesses in the District + + + Employment land allocations, defined primary shopping areas and central business areas will continue to provide a focus for the retention and provision of business opportunities.			
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District						
Decision-making criteria			Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?			- Assessing the availability of employment land across the District - Business start ups + + + Employment land allocations, defined primary shopping areas and central business areas will continue to provide a focus for the retention and provision of business opportunities.			
EC3: To encourage efficient patterns of movement in support of economic growth						
Decision-making criteria			Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?			- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car 0 0 0 No direct significant effects.			

2) Existing Land Use policy (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					Employment land allocations and town centre designations provide a focus for development with existing accessibility benefits. Longer term benefits will be subject to the state of the economy and the case for their re-designation.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: Existing housing land allocations will continue to contribute towards housing need in the short to medium terms until they are completed. Employment land allocations and town centre designations have existing accessibility benefits and will have longer term benefits subject to the state of the economy and the case for re-allocation. Landscape protection policies may have shorter term environmental benefits depending on the outcomes of their potential review as part of the Development Management Policies review. All current development land allocations will provide opportunities for the use of sustainable transport as they have been adopted within the context of government policies to reduce the need to travel.					

Sustainability Appraisal – Site assessment criteria

Appendix 5

3) Undeveloped Land				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation				
Decision-making criteria		Indicator-based concerns		
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value		
		+	+	+
		The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will contribute towards the protection of natural habitats and wildlife corridors in the countryside, in woods and around field margins in particular.		
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding				
Decision-making criteria		Indicator-based concerns		
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones		
		0	0	0
		No direct significant effects.		
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change				
Decision-making criteria		Indicator-based concerns		
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district		
		0	0	0
		No direct significant effects.		

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment					
Decision-making criteria		Indicator-based concerns			
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport			
• Will it reduce the need to travel?		0	0	0	No direct significant effects.
• Will it reduce the effect of HGV traffic on people and environment?					
• Will it increase the % of journeys using non-car modes?					
ENV5: To improve air quality and minimise noise, vibration and light pollution					
Decision-making criteria		Indicator-based concerns			
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution			
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas			
• Can it improve the ambience of local areas?		0	0	0	No direct significant effects.
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment					
Decision-making criteria		Indicator-based concerns			
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'			
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans			
• Will it reduce the amount of derelict, degraded and under-used land?		+	+	+	The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will have continuous benefits for the potential enhancement of townscapes and landscapes.
• Will the District's heritage be preserved and/or enhanced?					

3) Undeveloped Land (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria			Indicator-based concerns			
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?			% of new dwellings built on previously developed land			The protection of higher grade agricultural land and the preferred development where possible of previously developed land in accordance with national planning policy will have continuous benefits for maintaining these aims.
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria			Indicator-based concerns			
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD			- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head			No direct significant effects.
			0 0 0			
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria			Indicator-based concerns			
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?			- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted			No direct significant effects.
			0 0 0			
Summary: SA vs. Environmental Objectives						The main benefits are the potential protection of natural habitats and wildlife corridors associated with prime agricultural land and the potential for the enhancement of townscapes and landscapes as a result of the preferences for predominantly brownfield sites. However as there are relatively few opportunities to provide for the proposed large scale housing growth areas on brownfield land, the potential benefits of this approach may be reduced..

3) Undeveloped Land (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria		Indicator-based concerns				
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effects.	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria		Indicator-based concerns				
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		0	0	0	No direct significant effects.	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct significant effects.	

3) Undeveloped Land (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria - Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport				
		0	0	0	No direct significant effects.	
S5: To improve the education and skills of the population overall						
Decision-making criteria - Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population				
		0	0	0	No direct significant effects.	
S6: To improve the health of the population overall						
Decision-making criteria - Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth				
		0	0	0	No direct significant effects.	

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects.
Summary: SA vs. Social Objectives					There are no direct significant effects on the SA social objectives.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effects.
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effects.
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		0	0	0	No direct significant effects.

3) Undeveloped Land (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
• Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effects.
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
• Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential?		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					There are no direct significant effects on SA economic objectives.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The main benefits are the potential protection of natural habitats and wildlife corridors associated with prime agricultural land and the potential for the enhancement of townscapes and landscapes as a result of the preferences for predominantly brownfield sites. However as there are relatively few opportunities to provide for the proposed large scale housing growth areas on brownfield land in particular, the potential benefits of this approach may be reduced..					

Sustainability Appraisal – Site assessment criteria

Appendix 5

4) Landscape/ townscape/ historic environment designations					
Sustainability Appraisal Objectives ENVIRONMENTAL FACTORS	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
		Short term	Medium term	Long term	
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Decision-making criteria - Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		Indicator-based concerns - Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value			No direct significant effects with regard to this objective
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Decision-making criteria - Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		Indicator-based concerns - Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones			No direct significant effects with regard to this objective
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Decision-making criteria - Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		Indicator-based concerns - Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district			No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport				
• Will it reduce the need to travel?		0	0	0	No direct significant effects with regard to this objective	
• Will it reduce the effect of HGV traffic on people and environment?						
• Will it increase the % of journeys using non-car modes?						
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution				
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas				
• Can it improve the ambience of local areas?		0	0	0	No direct significant effects with regard to this objective	
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'				
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans				
• Will it reduce the amount of derelict, degraded and under-used land?		+	+	+	The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment.	
• Will the District's heritage be preserved and/or enhanced?						

4) Landscape/ townscape/ historic environment designations (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?		% of new dwellings built on previously developed land				
		0	0	0	No direct significant effects with regard to this objective	
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD		- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head				
		0	0	0	No direct significant effects with regard to this objective	
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted				
		0	0	0	No direct significant effects with regard to this objective	
Summary: SA vs. Environmental Objectives					The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment in accordance with Objective ENV 6.	

4) Landscape/ townscape/ historic environment designations (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria		- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?	Indicator-based concerns			- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings
			0	0	0	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria		- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?	Indicator-based concerns			% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed
			0	0	0	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria		- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?	Indicator-based concerns			% of the population of working age in employment - Improving the level of average earnings
			0	0	0	

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need					
Decision-making criteria			Indicator-based concerns		
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?			- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport		
			0	0	0
			No direct significant effects with regard to this objective		
S5: To improve the education and skills of the population overall					
Decision-making criteria			Indicator-based concerns		
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?			- Improving the level of school exam performance - Improving the vocational training amongst the working population		
			0	0	0
			No direct significant effects with regard to this objective		
S6: To improve the health of the population overall					
Decision-making criteria			Indicator-based concerns		
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?			- Ability to access GP services - Improving the general life expectancy at birth		
			0	0	0
			No direct significant effects with regard to this objective		

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria - Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		Indicator-based concerns - Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			No direct significant effects with regard to this objective
		0	0	0	
S8: To improve the quality of where people live					
Decision-making criteria Will it improve satisfaction of people with their neighbourhoods?		Indicator-based concerns Residents' perception of the quality of their neighbourhoods as places to live			The relevant townscape and historic environment designations will have continual benefits as a basis for maintaining and enhancing the quality of neighbourhoods.
		+	+	+	
Summary: SA vs. Social Objectives		The relevant townscape and historic environment designations will have continual benefits as a basis for maintaining and enhancing the quality of neighbourhoods in accordance with Objective S8..			

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (+ + / + / 0 / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effects with regard to this objective
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effects with regard to this objective
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		0	0	0	No direct significant effects with regard to this objective

4) Landscape/ townscape/ historic environment designations (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
• Will it offer the opportunity for more flexible working? • Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effects with regard to this objective
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
• Will it encourage rural diversification? • Will it offer sources of employment in rural areas? • Will it improve electronic communication potential?		0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Economic Objectives					There are no direct significant effects with regard to this objective.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions: The relevant designations will have continual benefits for maintaining and enhancing the quality of landscapes, townscapes and the historic environment in accordance with Objective ENV 6, and provide a sound as a basis for maintaining and enhancing the quality of some neighbourhoods in accordance with Objective S8..					

Sustainability Appraisal – Site assessment criteria

Appendix 5

5) Current Land Use					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Decision-making criteria		Indicator-based concerns			
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value			
		0	0	0	No direct significant effects with regard to this objective
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Decision-making criteria		Indicator-based concerns			
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones			
		0	0	0	No direct significant effects with regard to this objective
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Decision-making criteria		Indicator-based concerns			
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district			
		0	0	0	No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - / -- / ?)	
ENVIRONMENTAL FACTORS				Short term	Medium term
				Long term	
ENV4: To reduce the effect of traffic on the environment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		Encouraging the use of non-car modes of transport			
ENV5: To improve air quality and minimise noise, vibration and light pollution					
Decision-making criteria		Indicator-based concerns			
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambience of local areas?		- Minimising the instances of particulate, NO2 pollution - Trying to avoid the need for Air Quality Management Areas			
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment					
Decision-making criteria		Indicator-based concerns			
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		- Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' - Conservation Area Appraisals and management plans			

5) Current Land Use (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
• Will it avoid the use of productive agricultural land?			• % of new dwellings built on previously developed land			
• Will it minimise the irreversible use of soil resources?			+ + + + The appropriate re-use of vacant sites within developed areas would reduce the need for green field sites and productive agricultural land.			
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
• Does it conserve groundwater resources?			• Planning permissions granted contrary to Environment Agency water quality advice			
• Will it reduce water consumption?			• Water consumption per head			
• Will the supply of water be efficient in terms of the overall network?		0	0	0	No direct significant effects with regard to this objective	
• What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD						
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
• Will it result in less waste being produced or requiring disposal?			• Reducing the number of kilograms of household waste collected per head			
• Will it facilitate better community recycling facilities?			• Increasing the % of waste that is recycled or composted			
• Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		0	0	0	No direct significant effects with regard to this objective	
Summary: SA vs. Environmental Objectives					The re-use of vacant land in existing developed areas would reduce the need for greenfield development and its associated potential increases in traffic impacts on the countryside while enhancing townscapes in accordance with Objectives ENV 4, 6 and 7.	

5) Current Land Use (continued)				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (+ + / + / 0 / - / - - / ?)		
SOCIAL FACTORS		Short term	Medium term	Long term
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home				
Decision-making criteria		Indicator-based concerns		
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings		
		+	+	
				The appropriate re-use of vacant sites within developed areas would increase the availability of potential housing sites to serve all housing needs. .
S2: To reduce poverty, inequality and social exclusion				
Decision-making criteria		Indicator-based concerns		
- Will it reduce poverty and social exclusion in those areas most affected? - Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed		
		0	0	0
				No direct significant effects with regard to this objective
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment				
Decision-making criteria		Indicator-based concerns		
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings		
		0	0	0
				No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need					
Decision-making criteria		Indicator-based concerns			
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		+	+		- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport The redevelopment of vacant land in appropriate locations would provide for new services, facilities or job opportunities with good accessibility.
S5: To improve the education and skills of the population overall					
Decision-making criteria		Indicator-based concerns			
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		0	0	0	- Improving the level of school exam performance - Improving the vocational training amongst the working population No direct significant effects with regard to this objective
S6: To improve the health of the population overall					
Decision-making criteria		Indicator-based concerns			
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		0	0	0	- Ability to access GP services - Improving the general life expectancy at birth No direct significant effects with regard to this objective

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (+ + / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effects with regard to this objective
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects with regard to this objective
Summary: SA vs. Social Objectives					The re-use of vacant land in existing developed areas would provide potential sites to serve all housing needs in locations with good access to jobs and services in accordance with Objectives S1 and S4.

5) Current Land Use (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District The redevelopment of vacant land in appropriate locations would have benefits for the commercial health of town centres and the provision of sites available for existing business relocation and expansion.			
		+	+	+	
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups The redevelopment of vacant land in appropriate locations would have benefits for the provision of sites available for new and existing businesses and the commercial health of settlements.			
		+	+	+	
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car No direct significant effects with regard to this objective			
		0	0	0	

5) Current Land Use (continued)						
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ECONOMIC FACTORS		Short term	Medium term	Long term		
EC4: To improve the social and environmental performance of the economy						
Decision-making criteria		Indicator-based concerns				
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0		No direct significant effects with regard to this objective
EC5: To improve economic performance in rural areas						
Decision-making criteria		Indicator-based concerns				
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		+	+	+	The redevelopment of vacant land in appropriate locations would have benefits for the provision of sites available for new and existing businesses and the commercial health of settlements.	
Summary: SA vs. Economic Objectives					The regeneration of vacant land within settlements would have benefits for the viability of and accessibility to town centres and new and existing businesses in line with Objectives EC 1 ,2 and 5..	
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect						
Overall Conclusions:						
The consideration of whether or not existing land uses are likely to continue and the potential for the regeneration of existing vacant land within settlements will have a wide range of benefits for reduced greenfield land take, reduced increases in traffic impacts in the countryside, the availability of well located housing sites with good accessibility to services, and benefits for the viability of town centres and new and existing businesses.						

Sustainability Appraisal – Site assessment criteria

Appendix 5

6) Ecology/ Biodiversity/Geodiversity					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - / -- / ?)	
ENVIRONMENTAL FACTORS				Short term	Medium term
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Decision-making criteria		Indicator-based concerns			
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value		+	
				+	
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Decision-making criteria		Indicator-based concerns			
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones		0	
				0	
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Decision-making criteria		Indicator-based concerns			
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district		0	
				0	

6) Ecology/ Biodiversity/Geodiversity (continued)							
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term		
ENV4: To reduce the effect of traffic on the environment							
Decision-making criteria		Indicator-based concerns					
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport					
• Will it reduce the need to travel?		0	0	0	No direct significant effects.		
• Will it reduce the effect of HGV traffic on people and environment?							
• Will it increase the % of journeys using non-car modes?							
ENV5: To improve air quality and minimise noise, vibration and light pollution							
Decision-making criteria		Indicator-based concerns					
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution					
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas					
• Can it improve the ambience of local areas?		0	0	0	No direct significant effects.		
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment							
Decision-making criteria		Indicator-based concerns					
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'					
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans					
• Will it reduce the amount of derelict, degraded and under-used land?		0	0	0	No direct significant effects.		
• Will the District's heritage be preserved and/or enhanced?							

6) Ecology/ Biodiversity/Geodiversity (Continued)							
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term		
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources							
Decision-making criteria		Indicator-based concerns					
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effects		
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use							
Decision-making criteria		Indicator-based concerns					
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD		- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head					
		+	+	+	+	The protection of sites of biodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policy 3.	
ENV9: To minimise the production of waste and increase recycling							
Decision-making criteria		Indicator-based concerns					
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted					
		0	0	0	0	No direct significant effects	
Summary: SA vs. Environmental Objectives						The protection of sites of biodiversity and geodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policies 1 and 3.	

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
SOCIAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home					
Decision-making criteria		Indicator-based concerns			
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings			
		0	0	0	No direct significant effects
S2: To reduce poverty, inequality and social exclusion					
Decision-making criteria		Indicator-based concerns			
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed			
		0	0	0	No direct significant effects
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings			
		0	0	0	No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		
		Short term	Medium term	Long term
SOCIAL FACTORS				Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need				
Decision-making criteria		Indicator-based concerns		
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport		
		0	0	0
				No direct significant effects
S5: To improve the education and skills of the population overall				
Decision-making criteria		Indicator-based concerns		
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		- Improving the level of school exam performance - Improving the vocational training amongst the working population		
		0	0	0
				No direct significant effects
S6: To improve the health of the population overall				
Decision-making criteria		Indicator-based concerns		
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		- Ability to access GP services - Improving the general life expectancy at birth		
		0	0	0
				No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effects
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		0	0	0	No direct significant effects
Summary: SA vs. Social Objectives					There are no direct significant effects on the social objectives.

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effects
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effects
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		0	0	0	No direct significant effects

6) Ecology/ Biodiversity/Geodiversity (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
• Will it offer the opportunity for more flexible working?		•			
• Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	
		No direct significant effects			
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
• Will it encourage rural diversification?		• Planning permissions granted for business use outside towns			
• Will it offer sources of employment in rural areas?					
• Will it improve electronic communication potential?		0	0	0	
		No direct significant effects			
Summary: SA vs. Economic Objectives					
		There are no direct significant effects on the economic SA objectives.			
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions:					
The protection of sites of biodiversity and geodiversity interest subject to local, national and international designations including wetlands and the protection of other water resources will be achieved by their avoidance or protection from the impacts of development through the implementation of mitigation measures in accordance with Joint Core Strategy Policies 1 and 3. This protection has positive environmental impacts but no direct significant effects on the social and economic SA objectives.					

Sustainability Appraisal – Site assessment criteria

Appendix 5

7) Contamination/ Pollution					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Indicator-based concerns					
Decision-making criteria - Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		0	0	0	No direct significant effect
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Indicator-based concerns					
Decision-making criteria - Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		0	0	0	No direct significant effect
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Indicator-based concerns					
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment					
Decision-making criteria		Indicator-based concerns			
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport			
• Will it reduce the need to travel?		0	0	0	No direct significant effect
• Will it reduce the effect of HGV traffic on people and environment?					
• Will it increase the % of journeys using non-car modes?					
ENV5: To improve air quality and minimise noise, vibration and light pollution					
Decision-making criteria		Indicator-based concerns			
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution			
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas			
• Can it improve the ambience of local areas?		0	0	0	No direct significant effect
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment					
Decision-making criteria		Indicator-based concerns			
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'			
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans			
• Will it reduce the amount of derelict, degraded and under-used land?		0	0	0	No direct significant effect
• Will the District's heritage be preserved and/or enhanced?					

7) Contamination/ Pollution (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS	Short term		Medium term	Long term		
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
• Will it avoid the use of productive agricultural land?		• % of new dwellings built on previously developed land				
• Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effect	
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
• Does it conserve groundwater resources?		• Planning permissions granted contrary to Environment Agency water quality advice				
• Will it reduce water consumption?		• Water consumption per head				
• Will the supply of water be efficient in terms of the overall network?		+	+	+	The avoidance of contaminated and polluted sites, or if no alternative, the choice of such sites for development subject to contamination/ pollution mitigation measures should reduce the potential for the adverse impacts of development-related surface water run-off from such sites on groundwater quality. This approach provides for the potential delays in the implementation of the Flood and Water Management Act 2010 which is intended to ensure the provision of suitable drainage measures including Sustainable Drainage Systems (SuDS) to prevent such adverse impacts.	
• What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD						
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
• Will it result in less waste being produced or requiring disposal?		• Reducing the number of kilograms of household waste collected per head				
• Will it facilitate better community recycling facilities?		• Increasing the % of waste that is recycled or composted				
• Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		0	0	0	No direct significant effect	
Summary: SA vs. Environmental Objectives					The main environmental benefits are the protection of groundwater resources from potential development –related surface water run-off from contaminated sites pending the implementation of the Flood and Water Management Act 2010.	

7) Contamination/ Pollution (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria - Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		Indicator-based concerns - Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effect	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria - Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		Indicator-based concerns % of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		0	0	0	No direct significant effect	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria - Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		Indicator-based concerns % of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct significant effect	

7) Contamination/ Pollution (continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria - Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?			Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport			
			0	0	0	No direct significant effect
S5: To improve the education and skills of the population overall						
Decision-making criteria - Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?			Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population			
			0	0	0	No direct significant effect
S6: To improve the health of the population overall						
Decision-making criteria - Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?			Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth			
			+	+	+	The recognition of potentially polluted or contaminated sites will ensure their avoidance or appropriate mitigations to reduce potentially adverse impacts on peoples' health.

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	The recognition of potentially polluted or contaminated sites will ensure requirements for their avoidance or remediation (if suitable alternative sites are not available) to reduce any potentially adverse impacts on peoples' health. This will reduce potentially adverse impacts on peoples' satisfaction with their surroundings and quality of life..
Summary: SA vs. Social Objectives					There are long term benefits of assessing sites against contamination and pollution criteria to reduce their potential adverse impacts on personal health and peoples' quality of life. This is especially relevant to the potential reuse of previously developed land which is encouraged by government planning policy guidance in the National Planning Policy Framework..

7) Contamination/ Pollution (continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effect
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effect
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		0	0	0	No direct significant effect

7) Contamination/ Pollution (continued)						
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ECONOMIC FACTORS		Short term	Medium term	Long term		
EC4: To improve the social and environmental performance of the economy						
Decision-making criteria		Indicator-based concerns				
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0		No direct significant effect
EC5: To improve economic performance in rural areas						
Decision-making criteria		Indicator-based concerns				
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		0	0	0	No direct significant effect	
Summary: SA vs. Economic Objectives					No direct significant effect.	
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect						
Overall Conclusions						
There are long term benefits of assessing sites against contamination and pollution criteria to reduce the potential adverse impacts of their development on groundwater resources and peoples' health and quality of life. This is especially relevant to the potential reuse of previously developed land which is encouraged by government planning policy guidance in the National Planning Policy Framework.						

Sustainability Appraisal Framework

Appendix 5

8) Flood Risk		Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Short term	Medium term	Long term	
ENVIRONMENTAL FACTORS					
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Decision-making criteria					
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		0	0	0	No direct significant effects.
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Decision-making criteria					
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		++	++	++	The application of this criteria ensures the protection of development from the adverse impacts of flooding. The approach implemented has largely precluded sites within areas of Flood Risk 2 and 3 subject to the availability of suggested sites in flood Zone 1, the impact of the remaining assessment criteria and mitigations where required.
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Indicator-based concerns					
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		0	0	0	No direct significant effects.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENV4: To reduce the effect of traffic on the environment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		Encouraging the use of non-car modes of transport			
		0	0	0	No direct significant effects.
ENV5: To improve air quality and minimise noise, vibration and light pollution					
Decision-making criteria		Indicator-based concerns			
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambience of local areas?		- Minimising the instances of particulate, NO2 pollution - Trying to avoid the need for Air Quality Management Areas			
		0	0	0	No direct significant effects.
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment					
Decision-making criteria		Indicator-based concerns			
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		- Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' - Conservation Area Appraisals and management plans			
		0	0	0	No direct significant effects.

8) Flood Risk (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		• Will it avoid the use of productive agricultural land? • Will it minimise the irreversible use of soil resources?	Indicator-based concerns			• % of new dwellings built on previously developed land 0 0 0 No direct significant effects.
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		• Does it conserve groundwater resources? • Will it reduce water consumption? • Will the supply of water be efficient in terms of the overall network? • What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD	Indicator-based concerns			• Planning permissions granted contrary to Environment Agency water quality advice • Water consumption per head ++ ++ ++ The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems including the potentially adverse impacts of pollution arising from flooded development on water quality and the ecological status of bodies of water.
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		• Will it result in less waste being produced or requiring disposal? • Will it facilitate better community recycling facilities? • Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?	Indicator-based concerns			• Reducing the number of kilograms of household waste collected per head • Increasing the % of waste that is recycled or composted 0 0 0 No direct significant effects.
Summary: SA vs. Environmental Objectives						This assessment criteria ensures the protection of development from the adverse impacts of flooding by largely precluding sites within areas of Flood Risk 2 and 3 subject to the availability of suggested sites in flood Zone 1 and the impact of the remaining assessment criteria. This assessment criteria also ensures the avoidance of the potentially adverse impacts of flooded development on water quality and the ecological status of bodies of water.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (+ + / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment:
SOCIAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home					
Decision-making criteria					
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?					Indicator-based concerns - Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings 0 0 0 0 No direct significant effects.
S2: To reduce poverty, inequality and social exclusion					
Decision-making criteria					
- Will it reduce poverty and social exclusion in those areas most affected? - Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?					Indicator-based concerns % of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed 0 0 0 0 No direct significant effects.
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment					
Decision-making criteria					
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?					Indicator-based concerns % of the population of working age in employment - Improving the level of average earnings 0 0 0 0 No direct significant effects.

8) Flood Risk (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria		Indicator-based concerns				
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport				
		0	0	0	No direct significant effects.	
S5: To improve the education and skills of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		- Improving the level of school exam performance - Improving the vocational training amongst the working population				
		0	0	0	No direct significant effects.	
S6: To improve the health of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		- Ability to access GP services - Improving the general life expectancy at birth				
		0	0	0	No direct significant effects.	

8) Flood Risk (Continued)				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		
SOCIAL FACTORS		Short term	Medium term	Long term
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity				
Decision-making criteria		Indicator-based concerns		
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout		
		0	0	0
S8: To improve the quality of where people live				
Decision-making criteria		Indicator-based concerns		
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live		
		++	++	++
		The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems thus making a significant positive contribution towards local quality of life.		
Summary: SA vs. Social Objectives		The avoidance of potential development sites within areas of high flood risk avoids a wide range of flood related problems thus making a positive contribution towards local quality of life.		

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effects.
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effects.
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		++	++	++	The avoidance of potential employment development sites within areas of high flood risk avoids a wide range of flood related problems that could have significant adverse impacts on such employment sites' development, operation and continued viability.

8) Flood Risk (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effects.
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					The avoidance of potential employment development sites within areas of high flood risk avoids a wide range of flood related problems that could have significant adverse impacts on such sites' development, operation and continued viability.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions:					
Overall there are significant major positive environmental, social and economic benefits of avoiding flood risk areas affecting water quality, flood water run-off related ecological impacts on water bodies, general quality of life and the operation and viability of businesses.					

Sustainability Appraisal Framework

Appendix 5

9) Hazardous Zone							
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures	
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term		
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation							
Decision-making criteria		- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	Indicator-based concerns			- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value	
			0				No direct significant effects.
			0				No direct significant effects.
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding							
Decision-making criteria		- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?	Indicator-based concerns			- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones	
			0				No direct significant effects.
			0				No direct significant effects.
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change							
Decision-making criteria		- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?	Indicator-based concerns			- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district	
			0				No direct significant effects.
			0				No direct significant effects.

9) Hazardous Zone (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport				
• Will it reduce the need to travel?		0	0	0	No direct significant effects.	
• Will it reduce the effect of HGV traffic on people and environment?						
• Will it increase the % of journeys using non-car modes?						
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution				
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas				
• Can it improve the ambience of local areas?		0	0	0	No direct significant effects.	
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'				
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans				
• Will it reduce the amount of derelict, degraded and under-used land?		0	0	0	No direct significant effects.	
• Will the District's heritage be preserved and/or enhanced?						

9) Hazardous Zone (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effects.	
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD		- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head	0	0	No direct significant effects.	
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted	0	0	No direct significant effects.	
Summary: SA vs. Environmental Objectives					No direct significant effects.	

9) Hazardous Zone (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria		Indicator-based concerns				
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effects.	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria		Indicator-based concerns				
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		0	0	0	No direct significant effects.	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct significant effects.	

9) Hazardous Zone (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria - Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?			Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport			
			0	0	0	No direct significant effects.
S5: To improve the education and skills of the population overall						
Decision-making criteria - Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?			Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population			
			0	0	0	No direct significant effects.
S6: To improve the health of the population overall						
Decision-making criteria - Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?			Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth			
			+	+	+	A preference for sites outside designated hazardous installation protection zones would have positive benefits for residents' health and life expectancy overall.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	A preference for sites outside designated hazardous installation protection zones would have potential long term benefits for residents' quality of life.
Summary: SA vs. Social Objectives					A preference for sites outside designated hazardous installation protection zones would have positive benefits for residents' health, life expectancy and quality of life.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria					
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		0	0	0	Indicator-based concerns - Reducing business premises vacancy rates - More VAT registered businesses in the District No direct significant effects.
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria					
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		0	0	0	Indicator-based concerns - Assessing the availability of employment land across the District - Business start ups No direct significant effects.
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria					
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		0	0	0	Indicator-based concerns - Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car No direct significant effects.

9) Hazardous Zone (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (+ + / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effects.
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		0	0	0	No direct significant effects.
Summary: SA vs. Economic Objectives					No direct significant effects.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions : The location of development sites outside designated hazardous installation protection zones would have positive social objective benefits for residents' health, life expectancy and quality of life.					

Sustainability Appraisal Framework

Appendix 5

10) Public transport access					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation					
Indicator-based concerns					
Decision-making criteria		Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality			
Will nature conservation sites of international, national and local value be adversely affected by development of the site?		Limiting detrimental change to areas designated for their intrinsic environmental value			
Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development?		0			
Will it adversely affect sites of geological interest?		0			
Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		No direct significant effect			
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding					
Indicator-based concerns					
Decision-making criteria		Reducing the number of planning applications permitted in flood zones			
Will development of the site minimise the risk of flooding?		Reducing the vulnerability of planning applications permitted in flood zones			
Will it help reduce the vulnerability of agriculture to changes in weather patterns?		0			
Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25		0			
Does it encourage habitat relocation or compensation?		No direct significant effect			
Does the proposal make use of SUDS?		0			
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change					
Indicator-based concerns					
Will it encourage efficient use of energy?		Improving the provision of renewable energy generating schemes			
Is it promoting a sequential approach to the pattern of development?		Reducing carbon dioxide emissions across the district			
Will it reduce the emissions of greenhouse gases, including from energy and traffic?		+			
Will it increase the use of renewable energy sources?		+			
		The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic based air pollution.			

10) Public transport access (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS				Short term	Medium term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		Encouraging the use of non-car modes of transport				The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic.
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambiance of local areas?		- Minimising the instances of particulate, NO2 pollution - Trying to avoid the need for Air Quality Management Areas				The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential benefits for the reduction of traffic and its adverse environmental impacts including air pollution..
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		- Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk' - Conservation Area Appraisals and management plans				
		0	0	0	0	No direct significant effect

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources					
Decision-making criteria		Indicator-based concerns			
• Will it avoid the use of productive agricultural land?		• % of new dwellings built on previously developed land			
• Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effect
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use					
Decision-making criteria		Indicator-based concerns			
• Does it conserve groundwater resources?		• Planning permissions granted contrary to Environment Agency water quality advice			
• Will it reduce water consumption?		• Water consumption per head			
• Will the supply of water be efficient in terms of the overall network?		0	0	0	No direct significant effect
• What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD					
ENV9: To minimise the production of waste and increase recycling					
Decision-making criteria		Indicator-based concerns			
• Will it result in less waste being produced or requiring disposal?		• Reducing the number of kilograms of household waste collected per head			
• Will it facilitate better community recycling facilities?		• Increasing the % of waste that is recycled or composted			
• Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with consequential potential environmental benefits for the reduction of traffic and its adverse environmental impacts including air pollution..

10) Public transport access (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria - Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		Indicator-based concerns - Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effect	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria - Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		Indicator-based concerns % of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		0	0	0	No direct significant effect	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria - Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		Indicator-based concerns % of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct significant overall effects but see Objective S4 regarding access to employment.	

10) Public transport access (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria		Indicator-based concerns				
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport				
		++	++	++	The location of development within 800metres of bus and rail services will provide for their use as alternative transport modes with significant benefits for accessibility to major centres, services, facilities and jobs.	
S5: To improve the education and skills of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		- Improving the level of school exam performance - Improving the vocational training amongst the working population				
		0	0	0	No direct significant effect	
S6: To improve the health of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		- Ability to access GP services - Improving the general life expectancy at birth				
		0	0	0	No direct significant effect	

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	The location of development within 800metres of bus and rail services will provide for their potential use as alternative transport modes with significant benefits for accessibility to major centres, services, facilities and jobs, and hence satisfaction with the quality of neighbourhoods.
					The location of development within 800metres of bus and rail services will provide for their potential use as alternative transport modes with significant social benefits for accessibility to major centres, services, facilities, jobs, plus personal satisfaction with the quality of neighbourhoods.
Summary: SA vs. Social Objectives					

10) Public transport access (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District The vitality and viability of town centres and other employment locations can only benefit from the availability of public transport within easy walking distance.			
		+	+	+	
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups 0 0 0 No direct significant effect			
		0	0	0	
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car The availability of public transport within easy walking distance of both jobs and housing areas will benefit the viability of employment locations and their accessibility. Reduced journey times can result from the provision of bus lanes and bus rapid transit which become more viable propositions in relation to larger scales of growth..			
		+	+	+	

10) Public transport access (Continued)						
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures	
ECONOMIC FACTORS		Short term	Medium term	Long term		
EC4: To improve the social and environmental performance of the economy						
Decision-making criteria - Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		Indicator-based concerns 000				No direct significant effect
EC5: To improve economic performance in rural areas						
Decision-making criteria - Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		Indicator-based concerns Planning permissions granted for business use outside towns			The availability of public transport within easy walking distance of both jobs and housing areas will benefit the viability of employment locations and their accessibility while assisting rural diversification and providing employment in its own right. Economic benefits will result from the availability of public transport within easy walking distance of both jobs and housing areas due to their improved accessibility. Reduced journey times can result from the provision of bus lanes and bus rapid transit which become more viable propositions in relation to larger scales of growth..	
Summary: SA vs. Economic Objectives						
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect						
Overall Conclusions: The availability of public transport within easy walking distance of both jobs and housing areas has the significant environmental, social and economic benefits of potentially reduced traffic and consequential adverse environmental impacts, improved accessibility to jobs, services and facilities, improved satisfaction with localities and benefits for the viability of town centres, employment locations and rural diversification.						

Sustainability Appraisal Framework

Appendix 5

11) Utilities						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations e.g. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation						
Decision-making criteria		- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	Indicator-based concerns			- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value
			0	0	0	
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding						
Decision-making criteria		- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?	Indicator-based concerns			- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones The availability of adequate surface water drainage capacity is a significant contributor to the prevention of localised flooding.
			+	+	+	
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change						
Decision-making criteria		- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?	Indicator-based concerns			- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district
			0	0	0	

11) Utilities						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
• Will it reduce traffic volume or congestion?		• Encouraging the use of non-car modes of transport				
• Will it reduce the need to travel?		0	0	0	No direct significant effect	
• Will it reduce the effect of HGV traffic on people and environment?						
• Will it increase the % of journeys using non-car modes?						
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
• Will it reduce emissions of atmospheric pollution?		• Minimising the instances of particulate, NO2 pollution				
• Will it improve air quality?		• Trying to avoid the need for Air Quality Management Areas				
• Can it improve the ambience of local areas?		0	0	0	No direct significant effect	
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
• Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development?		• Listed buildings, scheduled ancient monuments and all other heritage assets considered 'at risk'				
• Will the site make a positive contribution to the local area, and enhance the character of local landscapes?		• Conservation Area Appraisals and management plans				
• Will it reduce the amount of derelict, degraded and under-used land?		0	0	0	No direct significant effect	
• Will the District's heritage be preserved and/or enhanced?						

11) Utilities (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria		Indicator-based concerns				
- Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effect	
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria		Indicator-based concerns				
- Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD		- Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head			The availability of adequate sewage treatment and surface water drainage capacities are essential to prevent the risks of flooding and adverse impacts on groundwater resources and water bodies of ecological value. Adequate water supplies are a basic requirement of development and the appropriate location of development sites provides for the viable supply of water.	
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria		Indicator-based concerns				
- Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		- Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted				
		0	0	0	No direct significant effect	
Summary: SA vs. Environmental Objectives					Adequate sewage treatment and surface water drainage capacities provide the environmental benefits of the prevention of flooding and adverse impacts on groundwater resources and water bodies of ecological value. Adequate water supplies are a basic requirement of development and the appropriate location of development sites provides for its viable supply. Utilities provision thus meets the requirements of objectives ENV 2 and ENV 8.	

11) Utilities (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home					
Decision-making criteria		Indicator-based concerns			
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		++	++	++	- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, are significant factors contributing towards the provision of high quality housing.
S2: To reduce poverty, inequality and social exclusion					
Decision-making criteria		Indicator-based concerns			
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		0	0	0	% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed No direct significant effect
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		0	0	0	% of the population of working age in employment - Improving the level of average earnings No direct significant effect

11) Utilities (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria		Indicator-based concerns				
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		- Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport				
		0	0	0	No direct significant effect	
S5: To improve the education and skills of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		- Improving the level of school exam performance - Improving the vocational training amongst the working population				
		0	0	0	No direct significant effect	
S6: To improve the health of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		- Ability to access GP services - Improving the general life expectancy at birth				
		0	0	0	No direct significant effect	

11) Utilities (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effect
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		++	++	++	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit residents' satisfaction with their neighbourhoods.
Summary: SA vs. Social Objectives					The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies are significant factors contributing towards the provision of high quality housing (objective S1) and significantly benefit residents' satisfaction with their neighbourhoods (objective S8).

11) Utilities (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible.
ECONOMIC FACTORS		Short term	Medium term	Long term	Include justification, comments and recommendations eg. for mitigation measures
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		0	0	0	No direct significant effect
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		++	++	++	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit potential locations for businesses and their development..
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		+	+	+	The provisions of adequate sewerage, drainage, water supply, electricity and (if available) gas supplies, significantly benefit potential locations for businesses and their development.

11) Utilities (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
		Indicator-based concerns			
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria					
• Will it offer the opportunity for more flexible working?					
• Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effect
EC5: To improve economic performance in rural areas					
Decision-making criteria					
• Will it encourage rural diversification?					• Planning permissions granted for business use outside towns
• Will it offer sources of employment in rural areas?					
• Will it improve electronic communication potential?		0	0	0	No direct significant effect
Summary: SA vs. Economic Objectives					The provisions of adequate utilities significantly benefit potential locations for businesses and their development thus meeting objectives EC 2 and EC 3.
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions:					
The provisions of adequate utilities has significant environmental benefits for flooding, groundwater preservation and water supplies in accordance with objectives ENV 2 and ENV 8, social benefits for the provision of high quality housing and residents' satisfaction with their localities in accordance with objectives S1 and S8, and significant benefits for potential locations for businesses and their development thus meeting objectives EC 2 and EC 3.					

12) Services Accessibility				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)		
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation				
Decision-making criteria				
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?	- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value	0	0	0
No direct significant effect.				
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding				
Decision-making criteria				
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?	- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones	0	0	0
No direct significant effect				
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change				
Indicator-based concerns				
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?	- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district	++	++	++
The location of potential development sites within easy walking distance of important core services and facilities promotes a sequential approach to site location where most services are centrally located within a settlement while providing the potential for the use of non-car modes of transport with benefits for reduced emissions.				

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment					
Decision-making criteria		Indicator-based concerns			
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		++	++	++	The location of development sites within easy walking distance of important core services and facilities reduces the need for travel and provides for the potential use of non-car modes of transport with the benefits of reduced traffic and traffic emissions.
ENV5: To improve air quality and minimise noise, vibration and light pollution					
Decision-making criteria		Indicator-based concerns			
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambience of local areas?					- Minimising the instances of particulate, NO2 pollution - Trying to avoid the need for Air Quality Management Areas
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment					
Decision-making criteria		Indicator-based concerns			
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		0	0	0	No direct significant effect

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources					
Decision-making criteria		Indicator-based concerns			
• Will it avoid the use of productive agricultural land?		• % of new dwellings built on previously developed land			
• Will it minimise the irreversible use of soil resources?		0	0	0	No direct significant effect
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use					
Decision-making criteria		Indicator-based concerns			
• Does it conserve groundwater resources?		• Planning permissions granted contrary to Environment Agency water quality advice			
• Will it reduce water consumption?		• Water consumption per head			
• Will the supply of water be efficient in terms of the overall network?		0	0	0	No direct significant effect
• What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD					
ENV9: To minimise the production of waste and increase recycling					
Decision-making criteria		Indicator-based concerns			
• Will it result in less waste being produced or requiring disposal?		• Reducing the number of kilograms of household waste collected per head			
• Will it facilitate better community recycling facilities?		• Increasing the % of waste that is recycled or composted			
• Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?		0	0	0	No direct significant effect
Summary: SA vs. Environmental Objectives					The availability of services within easy walking and cycling distance reduces the need to travel, traffic and its adverse environmental impacts in line with objectives ENV3 and ENV4.

12) Services Accessibility (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home						
Decision-making criteria		Indicator-based concerns				
- Will it reduce homelessness? - Will it reduce housing need and ensure housing provision addresses the needs of all? - Will it increase the range and affordability and quality of housing stock for all social groups?		- Affordable housing completions per year against overall housing completions - Reducing the number of unfit private sector dwellings				
		0	0	0	No direct significant effect	
S2: To reduce poverty, inequality and social exclusion						
Decision-making criteria		Indicator-based concerns				
- Will it reduce poverty and social exclusion in those areas most affected? Will it improve the level of activity available to young people in the District? - Will it support the development of Social Cohesion? - Will it help to reduce levels of deprivation?		% of the population living in the most deprived super output areas of the country - Reducing the numbers of people unemployed				
		++	++	++	The location of new development sites within easy walking distance of important core services and facilities reduces the need for travel, provides for the potential use of non-car modes of transport, reduces potential social exclusion and deprivation while offering opportunities for increased social cohesion through shared activities.	
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce unemployment overall? - Will it improve earnings? - Will it improve access to employment and help to create a better housing-jobs balance?		% of the population of working age in employment - Improving the level of average earnings				
		0	0	0	No direct overall effect. However note that employment accessibility is covered by objective S4.	

12) Services Accessibility (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need						
Decision-making criteria		Indicator-based concerns				
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		++	++	++	The location of new development sites within easy walking distance of important core services and facilities including employment locations has major long term benefits for their accessibility by non-car transport modes.	
S5: To improve the education and skills of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		+	+	+	The location of new development sites within easy walking distance of important core services and facilities including education facilities provides an appropriate context for improved personal educational and training attainments and their consequential benefits.	
S6: To improve the health of the population overall						
Decision-making criteria		Indicator-based concerns				
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		+	+	+	The location of new development sites within easy walking distance of important core services and facilities including health facilities will help people to make informed choices about their state of health. Healthy lifestyles are a personal choice aided by the potential to walk and cycle to services and facilities and being able to gain access to recreational facilities provided as part of green infrastructure.	

12) Services Accessibility (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity						
Decision-making criteria		Indicator-based concerns				
• Will it reduce actual levels of crime?/ fear of crime?		• Levels of crime and the community's general fear of crime				
• Will it encourage engagement in community activities?		• Ability to create mixed and participative communities, eg. through election turnout				
• Will it contribute towards creating mixed and balanced communities?		+	+	+	The location of new development sites within easy walking distance of important core services and facilities should provide for increased engagement in community activities and the development of local community identity.	
S8: To improve the quality of where people live						
Decision-making criteria		Indicator-based concerns				
• Will it improve satisfaction of people with their neighbourhoods?		• Residents' perception of the quality of their neighbourhoods as places to live				
		++	++	++	The location of new development sites within easy walking distance of important core services and facilities should increase personal satisfaction with the locality.	
Summary: SA vs. Social Objectives					Easy walking and cycling access to jobs and services greatly increases their accessibility and potential use with benefits for reduced social exclusion, increased community interaction and attainment and overall satisfaction with a locality in accordance with objectives S2 and S4-S8.	

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC1: To encourage sustained economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? - Will it help retain existing businesses? - Will it aid farming diversification? - Will it increase the vitality and viability of Town Centres?		- Reducing business premises vacancy rates - More VAT registered businesses in the District			
		+	+	+	The location of new development within easy walking and cycling distances of jobs and services will support economic growth and the vitality and viability of town centres.
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District					
Decision-making criteria		Indicator-based concerns			
- Will it provide for a variety of locations for businesses? - Will it add to a ready supply of employment premises? - Is it supporting targeted emerging employment types?		- Assessing the availability of employment land across the District - Business start ups			
		0	0	0	No direct significant effect
EC3: To encourage efficient patterns of movement in support of economic growth					
Decision-making criteria		Indicator-based concerns			
- Will it encourage the development of local employment locations/jobs? - Is it located so as to minimise the journey to work? - Will it enhance a group of existing employment generating uses? - Will it encourage mixed use or live / work? - Will it reduce journey times between key employment/service areas?		- Travel-to-work by mode data - Reducing the reliance on accessing the workplace via private car			
		++	++	++	The location of new development within easy walking and cycling distances of jobs and services will support economic growth and reduce the length of the journey-to-work.

12) Services Accessibility (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS		Short term	Medium term	Long term	
EC4: To improve the social and environmental performance of the economy					
Decision-making criteria		Indicator-based concerns			
- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		0	0	0	No direct significant effect
EC5: To improve economic performance in rural areas					
Decision-making criteria		Indicator-based concerns			
- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		+	+	+	The location of new development within easy access of jobs and services will support economic growth and minimise the length of the journey-to-work. Benefits in rural areas may be reduced however due to relatively low growth provisions in the villages and fewer public transport services.
Summary: SA vs. Economic Objectives					The main benefits of this criteria are to support economic growth, the vitality and viability of town centres and other businesses, rural employment opportunities and to reduce the journey to work..
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect					
Overall Conclusions:					
The application of this criterion has the significant environmental, social and economic benefits of reducing the need to travel , traffic and its environmental impacts; reduced social exclusion allied to improved social cohesion, community identity and satisfaction with growth locations; and support for economic growth and the vitality and viability of town centres.					

Sustainability Appraisal Framework

Appendix 5

13) Other material considerations				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment:
ENVIRONMENTAL FACTORS		Short term	Medium term	Long term
ENV1: To maintain and enhance biodiversity, geodiversity, species and habitat quality, and avoid habitat fragmentation				
Decision-making criteria		Indicator-based concerns		
- Will nature conservation sites of international, national and local value be adversely affected by development of the site? - Will development of the site increase the number or diversity of sites of nature conservation interest? Does it seek opportunities to integrate biodiversity into the development? - Will it adversely affect sites of geological interest? - Will it contribute to achieving BAP targets and conserve/enhance species and habitat diversity?		- Ability to enhance and protect Ramsar sites, SPAs, SACs, SSSIs, CWSs and river quality - Limiting detrimental change to areas designated for their intrinsic environmental value		
		0	0	0
ENV2: To limit or reduce vulnerability to climate change, including minimising the risks from flooding				
Decision-making criteria		Indicator-based concerns		
- Will development of the site minimise the risk of flooding? - Will it help reduce the vulnerability of agriculture to changes in weather patterns? - Is it promoting sustainable use of flood zones by ensuring that development is appropriate to the Flood Zone & passes Sequential Test & exception Test & requirements of PPS25 - Does it encourage habitat relocation or compensation? - Does the proposal make use of SUDS?		- Reducing the number of planning applications permitted in flood zones - Reducing the vulnerability of planning applications permitted in flood zones		
		0	0	0
ENV3: To maximise the use of renewable energy solutions and reduce contributions to climate change				
Decision-making criteria		Indicator-based concerns		
- Will it encourage efficient use of energy? - Is it promoting a sequential approach to the pattern of development? - Will it reduce the emissions of greenhouse gases, including from energy and traffic? - Will it increase the use of renewable energy sources?		- Improving the provision of renewable energy generating schemes - Reducing carbon dioxide emissions across the district		
		0	0	0

13) Other material considerations (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV4: To reduce the effect of traffic on the environment						
Decision-making criteria		Indicator-based concerns				
- Will it reduce traffic volume or congestion? - Will it reduce the need to travel? - Will it reduce the effect of HGV traffic on people and environment? - Will it increase the % of journeys using non-car modes?		0	0	0	No direct significant effects.	
ENV5: To improve air quality and minimise noise, vibration and light pollution						
Decision-making criteria		Indicator-based concerns				
- Will it reduce emissions of atmospheric pollution? - Will it improve air quality? - Can it improve the ambiance of local areas?		+	+	+	The noting of material considerations such as the impacts of sewage treatment works safeguarding areas have benefits for air quality and the ambiance of new development localities.	
ENV6: To maintain and enhance the distinctiveness and quality of landscapes, townscapes and the historic environment						
Decision-making criteria		Indicator-based concerns				
- Will it protect the quality of landscapes and townscapes, or mitigate the effects of inappropriate development? - Will the site make a positive contribution to the local area, and enhance the character of local landscapes? - Will it reduce the amount of derelict, degraded and under-used land? - Will the District's heritage be preserved and/or enhanced?		0	0	0	No direct significant effects.	

13) Other material considerations (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - - / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ENVIRONMENTAL FACTORS			Short term	Medium term	Long term	
ENV7: To minimise the loss of undeveloped land and conserve and improve the quality of soil resources						
Decision-making criteria - Will it avoid the use of productive agricultural land? - Will it minimise the irreversible use of soil resources?			Indicator-based concerns % of new dwellings built on previously developed land			The consideration of the impacts of on site minerals availability and the location of minerals safeguarding sites can reduce the need for minerals extraction on agricultural land with its impacts on soil resources.
ENV8: To improve water qualities and provide for sustainable sources of supply and sustainable use						
Decision-making criteria - Does it conserve groundwater resources? - Will it reduce water consumption? - Will the supply of water be efficient in terms of the overall network? - What is impact upon water quality? Will it improve ecological status of waterbodies as required by WFD			Indicator-based concerns - Planning permissions granted contrary to Environment Agency water quality advice - Water consumption per head			
			0	0	0	No direct significant effects.
ENV9: To minimise the production of waste and increase recycling						
Decision-making criteria - Will it result in less waste being produced or requiring disposal? - Will it facilitate better community recycling facilities? - Will it minimise consumption of resources e.g. use local materials and sustainably sourced products?			Indicator-based concerns - Reducing the number of kilograms of household waste collected per head - Increasing the % of waste that is recycled or composted			
			0	0	0	No direct significant effects.
Summary: SA vs. Environmental Objectives						The main benefits are for air quality by avoiding sewage treatment works “cordon sanitaires” , and a reduced requirement for minerals extraction on agricultural land as a result of requiring the extraction of minerals on potential development sites (i.e. the benefits arising from the potential development of brownfield sites). (ENV6 and ENV7).

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS			Short term	Medium term	
S1: To provide everybody with the opportunity to live in a decent, suitable and affordable home					
Decision-making criteria			Indicator-based concerns		The provision of housing sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of housing stock and housing schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and their potential layouts...
• Will it reduce homelessness?			• Affordable housing completions per year against overall housing completions		
• Will it reduce housing need and ensure housing provision addresses the needs of all?			• Reducing the number of unfit private sector dwellings		
• Will it increase the range and affordability and quality of housing stock for all social groups?			+	+	+
S2: To reduce poverty, inequality and social exclusion					
Decision-making criteria			Indicator-based concerns		
• Will it reduce poverty and social exclusion in those areas most affected?			• % of the population living in the most deprived super output areas of the country		
• Will it improve the level of activity available to young people in the District?			• Reducing the numbers of people unemployed		
• Will it support the development of Social Cohesion?			0	0	0
• Will it help to reduce levels of deprivation?					No direct significant effects.
S3: To offer opportunities for all sections of the population to have rewarding and satisfying employment					
Decision-making criteria			Indicator-based concerns		
• Will it reduce unemployment overall?			• % of the population of working age in employment		
• Will it improve earnings?			• Improving the level of average earnings		
• Will it improve access to employment and help to create a better housing-jobs balance?			0	0	0
					No direct significant effects.

13) Other material considerations (Continued)				
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)		
		Short term	Medium term	Long term
SOCIAL FACTORS				Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
S4: To improve accessibility to essential services, facilities and the workplace, particularly for those most in need				
Decision-making criteria				
- Will it improve accessibility to key local services e.g. health, education, leisure, open space, shops, community and religious facilities? - Will it improve access to employment opportunities?		Indicator-based concerns - Improving the effectiveness of public transport to service public facilities - Encouraging the use of non-car modes of transport		
		0	0	0
				No direct significant effects.
S5: To improve the education and skills of the population overall				
Decision-making criteria				
- Will it improve qualifications and skills of young people? - Will it improve access to schools / education facilities for communities? - Will it encourage opportunities for vocational skills training and improve local links with the workplace? - Will it encourage lifelong learning and training?		Indicator-based concerns - Improving the level of school exam performance - Improving the vocational training amongst the working population		
		0	0	0
				No direct significant effects.
S6: To improve the health of the population overall				
Decision-making criteria				
- Will it improve life expectancy? - Will it improve access to high quality health facilities? - Will it encourage healthy lifestyles? How?		Indicator-based concerns - Ability to access GP services - Improving the general life expectancy at birth		
		0	0	0
				No direct significant effects.

13) Other material considerations (Continued)					
Sustainability Appraisal Objectives	Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
SOCIAL FACTORS		Short term	Medium term	Long term	
S7: To encourage local community identity and foster mixed communities with co-operative attitudes, helping to reduce anti-social activity					
Decision-making criteria		Indicator-based concerns			
- Will it reduce actual levels of crime?/ fear of crime? - Will it encourage engagement in community activities? - Will it contribute towards creating mixed and balanced communities?		- Levels of crime and the community's general fear of crime - Ability to create mixed and participative communities, eg. through election turnout			
		0	0	0	No direct significant effects.
S8: To improve the quality of where people live					
Decision-making criteria		Indicator-based concerns			
Will it improve satisfaction of people with their neighbourhoods?		Residents' perception of the quality of their neighbourhoods as places to live			
		+	+	+	Residents' satisfaction will be enhanced by the confirmation by land owners of their suggested development sites viability with regard to the provision of development-related requirements. Residents' satisfaction will also benefit from the avoidance of sites within sewage treatment works safeguarding areas.
Summary: SA vs. Social Objectives					The main social benefits arise from the delivery of well designed housing developments ensured by land owner support (especially when accounting for the costs of development-related requirements), plus residents' satisfaction with well designed schemes which would benefit most from unconstrained sites. (S1 and S8).

13) Other material considerations (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria	Assessing the impacts (++ / + / 0 / - / -- / ?)			Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS			Short term	Medium term	Long term	
EC1: To encourage sustained economic growth						
Decision-making criteria		Will it strengthen the local economy and support emerging employment uses in the District (e.g. Research, tourism)? Will it help retain existing businesses? Will it aid farming diversification? Will it increase the vitality and viability of Town Centres?	Indicator-based concerns			The provision of employment and town centre commercial development sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of such new schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas.
			- Reducing business premises vacancy rates - More VAT registered businesses in the District			
			+	+	+	
EC2: To encourage and accommodate both indigenous and inward investment promoting a positive image of the District						
Decision-making criteria		Will it provide for a variety of locations for businesses? Will it add to a ready supply of employment premises? Is it supporting targeted emerging employment types?	Indicator-based concerns			The provision of employment sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of new employment schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and potential layouts..
			- Assessing the availability of employment land across the District - Business start ups			
			+	+	+	
EC3: To encourage efficient patterns of movement in support of economic growth						
Decision-making criteria		Will it encourage the development of local employment locations/jobs? Is it located so as to minimise the journey to work? Will it enhance a group of existing employment generating uses? Will it encourage mixed use or live / work? Will it reduce journey times between key employment/service areas?	Indicator-based concerns			Travel-to-work by mode data Reducing the reliance on accessing the workplace via private car
			Reducing the reliance on accessing the workplace via private car			
			0	0	0	No direct significant effects.

13) Other material considerations (Continued)						
Sustainability Appraisal Objectives		Investigating Question or Decision Making Criteria		Assessing the impacts (++ / + / 0 / - / -- / ?)		Nature of Effects and Overall Assessment: Quantify where possible. Include justification, comments and recommendations eg. for mitigation measures
ECONOMIC FACTORS				Short term	Medium term	
EC4: To improve the social and environmental performance of the economy						
Decision-making criteria		- Will it offer the opportunity for more flexible working? - Will it operate in a way that seeks to minimise impact on the environment?		Indicator-based concerns		
				0		
EC5: To improve economic performance in rural areas						
Decision-making criteria		- Will it encourage rural diversification? - Will it offer sources of employment in rural areas? - Will it improve electronic communication potential?		Indicator-based concerns		
				+		
Summary: SA vs. Economic Objectives				The provision of employment sites will rely on their deliverability, a significant material consideration requiring their landowner support. While the quality of new employment schemes will result from detailed design considerations, these will rely on site-related considerations including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. These will have an impact on development site capacities and potential layouts.. The consideration of material considerations meets the economic objectives of supporting economic growth through the deliverability of sites based on their land owner support, and the consideration of elements that could have adverse impacts on design and layout including the presence of oil and gas pipelines and sewage treatment works safeguarding areas. (EC1, EC2 and EC5).		
Key to Effects Score: ++ Major Positive + Minor Positive 0 Neutral Effect - Minor Negative -- Major Negative ? Uncertain Effect						
Overall Conclusions: The consideration of material considerations has the environmental benefits of ensuring improved air quality while reducing the need for mineral extraction on agricultural land (ENV5 and ENV7); the social benefits of satisfaction with the delivery of well designed layouts relatively unaffected by site constraints (S1 and S8), and the economic benefits of economic growth through the similarly based deliverability of employment sites (EC1-EC3).						

[illegible]

[illegible]

Site Assessment Tables

Site ID number	Assessed as	Address	Original Use of Site (as of 1990)	Suggested by (Sumner)	Map of site or consideration for allocation	Location Principles		Existing Land Use Policy				Undeveloped Land				Landscape/Townscape/Historic Environment				Land	Ecology/Biodiversity				Other Material Considerations										Conclusion - Preferred Option																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						Site in parish which conforms with JCS or consideration for allocation	Settlement boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV5	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (SAR)		Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (UTM/ES)	Local Access to Services	Site Availability		Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Article 4 Direction	NCC Transport View																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
0782	Colleary		land at Longwater employment site, Easton Farm Road	5.77 Employment	SNC	027b NPA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

Site Assessment Tables

Site ID number	Assessed as Settlement	Address	Original Use of Site (Ref)	Suggested Land Use (Ref)	Suggested by (Ref)	Map Ref	NPA Ref	Location Principles	Existing Land Use Policy				Undeveloped Land		Landscape/Townscape/Habitat Environment				nt	Ecology/Biodiversity										Other Material Considerations										Conclusion - Preferred Option	Comments									
									Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden		Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (MT/UES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline			Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Article 4 Direction	NCC Transport View					
0060d	Easton	Easton	Land off Dereham Road/Bawburgh in Road	Mixed Use 14.4 expansion	Easton College Masterplan	033	NPA	Site in parish which conforms with JCS or consideration for RPA of allocation	Settlement Boundary	Existing Land Use Allocation	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (MT/UES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site	Article 4 Direction	NCC Transport View	Consentation - Preferred Option	Original land and bounded by new access to Easton College. Primary school, bus service and employment (Easton College Campus & Doocan House) within 800m. (overall conclusion see Site 1152)					
11152	Easton	Easton	Easton	Mixed use 51.41	c/o Agent	033	NPA																																				Grade 11 listed church opposite western end. TPOs at Doocan House and Cardinal Close. Former gravel pit filled with inert waste at eastern end (further investigation needed). Site adjacent to primary school, which would need significant expansion. Cordon Sanitary of Pumping Station, 800m (3). Allocate for major expansion of the village, but for considerably lower numbers than 30ha capacity to reflect other uses required and constraints							
11153	Easton	Easton	Easton, off A47 (Part of Breland District)	40.35 Employment	c/o Agent	033	NPA																																					Grade 11 listed church at eastern end and Scheduled Monument Record on site. Although potentially a suitable employment use to complement the additional housing in the Easton/Colkasey area, any allocation would require a joint approach with Broadland DC. Likely to be significant issues to overcome in terms of access. Potential 'food hall' location, but not 30ha capacity to reflect other uses required and constraints						
11164	Easton	Easton	Piggy Site off Bowburgh Road	Community facilities 0.9	Tubby	033	NPA																																					Grade 11 listed church at eastern end and Scheduled Monument Record on site. Although potentially a suitable employment use to complement the additional housing in the Easton/Colkasey area, any allocation would require a joint approach with Broadland DC. Likely to be significant issues to overcome in terms of access. Potential 'food hall' location, but not 30ha capacity to reflect other uses required and constraints						
00658a	Not applicable	Initial	Land at Lotus Cars, Potash Lane	14.83 Employment	Chapman	013	NPA																																						Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site itself would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).					
00658b	Not applicable	Initial	Land at Lotus Cars, Potash Lane	14.07 Employment	Chapman	013	NPA																																						Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site itself would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).					
1069a	Not applicable	Initial	Land at Lotus Cars Ltd (south-west)	3.43 Employment	Jones	013	NPA																																							NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b). Water main crossing site, of site reinforcement may be required. Allocation of this land to the site would require a response to a consultation. Part of site within Hazardous Inhabitation Consultation Zone				
1069b	Not applicable	Initial	Land at Lotus Cars Ltd (south-west)	20.03 Employment	Jones	013	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).				
00048	Heithersett	Heithersett	Beech Grove Farm	1.05 Housing	Beth	046	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).				
00049	Heithersett	Heithersett	Braymadow Farm	3.92 Housing	Beth	046	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).				
00043	Heithersett	Heithersett	Kettle Oak, Norwich Road	4.49 Housing	Abbot	046	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).				
00084	Heithersett	Heithersett	Great Malton Road	5.83 Housing	Housing/Amenity	Allott	046	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00231	Heithersett	Heithersett	Adi Village Hall, Back Lane	2.22 Housing	Westman	046	NPA																																							Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).				
00264	Heithersett	Heithersett	Thickthorn	1.15 Mixed Use	Kemp LTD	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00288	Heithersett	Heithersett	School grounds next to Primary	1.14 Housing	Luffy	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00498	Heithersett	Heithersett	House, Norwich	0.04 Housing	Presgood	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00531	Heithersett	Heithersett	Road at Grove	2.22 Housing	Murrell	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00666	Heithersett	Heithersett	Nursery Grove Road	0.135 Housing	Murrell for Mr A. Lemmon	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00578	Heithersett	Heithersett	Land at 70 Norwich Road	2.85 Housing	Shawwood	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00699a	Heithersett	Heithersett	Land of New Road	4.74 Mixed Use	Warman	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00699b	Heithersett	Heithersett	Land off New Road	4.96 Mixed Use	Warman	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
0063	Heithersett	Heithersett	Thickthorn roundabout	0.9 Employment	Macintosh Trustees	046	NPA																																								Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).			
00664	Heithersett	Heithersett	Land north of Kelling Lane	1.08 Mixed Use	Gray	046	NPA																																										Site within 250m of existing waste management facility - At limits of accessibility to services (temp opportunities for development of the site would provide local employment opportunities for the site. The site is located within the NCC Economic Development Zone. There could be an adverse impact on the setting of the 11 Starfield Hall to the north west of these sites. This should be carefully assessed, and mitigated if necessary. NCC Economic Development - need to develop site sequentially, would fit into Lotus land (1069 a & b).	
0050a-1	Heithersett	Heithersett	Land north of Colney Lane - Burroughs Lane	4.81 Mixed Use	Heithersett Land Ltd	043	NPA																																											Section of 950a from Colney Lane to Burroughs Lane. Silver of Historic Environment Record in north-east of site. TPO woodland adjacent to south. WHOLE SITE 950a contains pumping station, water mains and sewers crossing site.

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[illegible]

Site ID	Assessed as	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surreys)	Map Ref.	Location Principles	Ending Land Use Policy	Undeveloped Land	Landscaped/Conserved	Historic Environment	Land	Ecology/Biodiversity	Other Material Considerations	Conclusion - Preferred Option	Comments
1189	Dis	Dis	Dis	Dis	Mixed Use	Dis TC	019	RP A									Mixed use assumed, 2 services within 800m (high sch/ 1 day 7) services available but no obvious potential for further development, and not proposed by owner, viable landscape impact to north, east and south;
0053	Dis	Repton	Repton	Repton	1.64 Housing	Hewitts	019	RP A									459 homes potential, 2 services within 800m (primary sch bus), greenfield near valley/Repton-Dias gap (near) SNG, minor road access;
0058	Dis	Dis	Dis	Dis	3.47 Housing	Bowles	019	RP A									191/12 Application ref: 20102183P) - site 58 remainder has potential for 26 dwellings and is being allocated as a residential site, 100% greenfield, 100% open space,

[illegible]

[illegible]

[illegible]

Site Assessment Tables

			Location Principles			Existing Land Use Policy				Undeveloped Land				Landscape/Townscape & Historic Environment				Ecology/Biodiversity				Other Material Considerations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Site ID number	Assessed as	Parish	Size of site (ha)	Suggested Land Use	Suggested by Map Ref.	Suggested by (ha)	Suggested by (Summit)	NPB	JCS	Settlement for	Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Keen of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Production Important Spaces (IMP3)	Protected Rail Route	Greenfield/Brownfield	Agricultural Land Grade 1, 2	Historic Park/Quadrant	Landed Building	Conservation Area	Scheduled Ancient Monument	Site of Archaeological Interest (H&P)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Public Transport Access Issues	Service Availability (UT/LT/ES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Site on a Minerals Resource	Mineral/Waste Strategising site	Article 4 Direction	NCC Transport View	Conclusion - Preferred Option	Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
A0026	Heddon	Heddon	Land east of end of Howard Rotations Yard	0.95	Employment	Unknown	063	RPA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</

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Site Assessment Tables

Site ID	Assessed as	Parish	Site address	Size of Site (ha)	Suggested Land Use	Map Ref	Location Principles	Existing Land Use Policy	Unwind Land	Landscaping/Environmental Considerations	Cultural Heritage	Ecology/Biodiversity	Other Material Considerations	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
Location Principles															
Site is parish which conforms with JCS or NPA or consideration for RPA of allocation															
Settlement Boundary															
Existing Land Use Allocation															
Primary Shopping Area															
Central business area															
Areas of Open Land EN2															
New Valley EN23															
Southern Bypass Landscape Protection Zone EN23															
Provision Important Spaces (IMP3)															
Overlooked/Overlooked															
Agricultural Land Grade 1 & 2															
Historic Park/Garden															
Listed Building															
Conservation Area															
Scheduled Ancient Monument															
Site Archaeological Interest (SAR)															
Existing Use															
Tree Preservation Order															
Ancient Woodland															
Protected Hedgerow															
SSSI/Reserve															
County Wildlife Site															
SAC/SPAs															
Site contamination/Population															
Hazardous Zone															
Public Transport Access Issues															
Services Availability (UTM/IES)															
Local Access to Services															
Site Viability															
Gas Pipeline															
Sites on Minerals Resource															
Mineral/Waste Safeguarding Site															
Sewage Treatment works safeguarding															
Article 4 Direction															
NCC Transport View															
Contamination - Preferred Option															
Z0274	Barford	Barford	Land at Lilacs Church Lane	0.1	Housing	Adis	008	RPA							Site owner expresses preference for 2 units on site. Parish Council SUPPORTS site. English Heritage concerned about impact on setting of church. Planning to have access impact on church for new village primary school, local employment and regular bus service within 800m. Small site, screened by existing dwellings so unlikely to have adverse impact on church or new village primary school. Site is suitable to accommodate a high number of vehicular properties. Part of garden land. Public Right of Way crosses site. Primary school within 800m, local employment and regular bus service over 800m. SNC Flood Defence Officer - site downstream of village and could attenuate a direct drainage path to the river in flood zone 2. Consulted MCC Highways on Z site - track would be used for parking and could be used for parking and

Site Assessment Tables

Site ID	Assessed as	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Name)	NPA or other consideration for settlement	Location Principles	Existing Land Use Policy	Unwieldy Land	Landscapes per Historic Designations	Cultural Heritage	Ecology/Biodiversity	Other Material Considerations	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
Location Principles																Amendment to Preferred Option
Existing Land Use Policy																Amendment to Preferred Option
Unwieldy Land																Amendment to Preferred Option
Landscapes per Historic Designations																Amendment to Preferred Option
Cultural Heritage																Amendment to Preferred Option
Ecology/Biodiversity																Amendment to Preferred Option
Other Material Considerations																Amendment to Preferred Option
Conclusions - Preferred Option																Amendment to Preferred Option
Conclusions																Amendment to Preferred Option
1055	Barnwell	Barnwell	Wymondham Lane at	0.04	Housing	Laine	018a	RPA								No site checked. 447m from development boundary. Bus stop within 800m.
R0190	Barnwell	Barnwell	Rectory Lane	0.07	Housing	de Agent	018a	RPA								TOO SMALL TO ALLOCATE. Feels too separate to include in development boundary. Shop, post office & bus stop within 800m.
Z1191	Barnwell	Barnwell	Land at Street	0.56	Housing	Catpole	018a	RPA								No site checked. Flat site. 1m higher than road. Adjacent to and opposite residential development. Transport consider the site to be remote from the settlement but step within 800m.
Z1236	Barnwell	Barnwell	Land at Wood	0.92	Housing	Richard Long Group	018a	RPA								No site checked. Fairly flat site, overlooking & backed by open farmland, ditch to boundary. Adjacent small group of dwellings but forms rural setting for village. Bus stop within 800m.
Z1237	Barnwell	Barnwell	Land at Wood	4.07	Housing	Richard Long Group	018a	RPA								No site checked. Steeper cross site. Large site, adjacent Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
Z1245	Barnwell	Barnwell	Land at Wood	0.57	Housing	Gadge	018a	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0005	Barnwell	Barnwell	Land at Wood	0.96	Housing	Smart	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0704a	Barnwell	Barnwell	Land at Wood	0.34	Mixed Use	Barnes	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0704b	Barnwell	Barnwell	Land at Wood	0.1	Mixed Use	Barnes	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0705	Barnwell	Barnwell	Land at Wood	0.13	Housing	Bowden	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0805	Barnwell	Barnwell	Land at Wood	0.12	Mixed Use	WV South	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
1132	Barnwell	Barnwell	Land at Wood	0.42	Housing	Alvins	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
R0825	Barnwell	Barnwell	Land at Wood	6.38	Housing	Easton	018b	RPA								No site checked. Water main cross site. Listed building on site. Part of a break in the residential form, providing functioning rural character to the village. Large farm site, adjacent to Greenways, about 1m higher than road. Small part of site adjacent to Greenways could be acceptable for up to 15 dwellings. However, site helps to provide rural setting for village and whole site would significantly extend ribbon nature of village. Transport consider site to be remote from the settlement. Bus stop within 800m.
0827	Carlton Road	Carlton Road	Land at Wood	0.85	Housing	Robertson (for Meiers P & A Jackson)	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0837	Carlton Road	Carlton Road	Land at Wood	1	Housing	Meiers P & A Jackson	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0254	Carlton Road	Carlton Road	Land at Wood	0.48	Housing	Meiers P & A Jackson	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0255	Carlton Road	Carlton Road	Land at Wood	0.62	Housing	Meiers P & A Jackson	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0410	Carlton Road	Carlton Road	Land at Wood	0.15	Housing	Henett	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0466	Carlton Road	Carlton Road	Land at Wood	2.18	Housing	Bethelmer	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0867	Carlton Road	Carlton Road	Land at Wood	0.76	Housing	Marshall	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0909a	Carlton Road	Carlton Road	Land at Wood	4.27	Housing	Felgate	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0909b	Carlton Road	Carlton Road	Land at Wood	1.85	Housing	Felgate	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0909c	Carlton Road	Carlton Road	Land at Wood	4.34	Housing	Felgate	023a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0703a	Carlton Road	Carlton Road	Land at Wood	0.24	Housing	Laine	018a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0703b	Carlton Road	Carlton Road	Land at Wood	0.1	Housing	Laine	018a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0705	Carlton Road	Carlton Road	Land at Wood	0.38	Housing	Wright	023b	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0706	Carlton Road	Carlton Road	Land at Wood	0.28	Housing	Wright	023b	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0617	Carlton Road	Carlton Road	Land at Wood	0.2	Housing	Cook	023b	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0743	Carlton Road	Carlton Road	Land at Wood	0.73	Housing	Amcock	023b	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
Z1251	Carlton Road	Carlton Road	Land at Wood	1.74	Housing	Gleadow	018a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0054	Dickleburgh	Dickleburgh	Land at Wood	0.65	Mixed Use	WV (Main)	031a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0056	Dickleburgh	Dickleburgh	Land at Wood	5.54	Housing	Bailey (Main)	031a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0207	Dickleburgh	Dickleburgh	Land at Wood	0.67	Housing	Bailey (Main)	031a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0213	Dickleburgh	Dickleburgh	Land at Wood	0.57	Mixed Use	Power	031a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).
0332a	Dickleburgh	Dickleburgh	Land at Wood	0.44	Housing	Power	031a	RPA								Ec Dwt cannot see a role for employment allocation. English Heritage state development would have significant impact on setting of grade II Park Farmhouse and grade II Oxtre Barns, which form important group within Low Common. Over 1km from nearest development boundary (A140).

Site ID	Assessed as	Parish	Site address	Size of Site (ha)	Suggested Use	Suggested Use (Summary)	Map Ref	NPA Ref	Location Principles	Existing and Use Policy	Unwieldy Land	Landscape/Conservation per Historic Environment Designations	Cur	Ecology Biodiversity	Other Material Considerations	Amendment to Preferred Option	Comments																				
number	Settlement																																				
0579	Ditchingham	Ditchingham	Turney's Lane field	3.0	Hoating	Shirley (for others)	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0579	Ditchingham	Ditchingham	Turney's Lane field	3.0	Hoating	Shirley (for others)	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0580	Ditchingham	Ditchingham	Land at Low	0.38	Hoating	Gray	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0578	Ditchingham	Ditchingham	Land at Thwaite	3.47	Mixed Use	Church	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0780	Ditchingham	Ditchingham	Land at North	1.5	Mixed Use	Church	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0780	Ditchingham	Ditchingham	Land at Church	1.5	Mixed Use	Church	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
1000	Ditchingham	Ditchingham	Land at Turners Way	0.16	Hoating	Highway	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
21252	Ditchingham	Ditchingham	Land at St Marks	0.33	Hoating	Arncliffe	020	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0004	Eareham	Eareham	Lodge Field	0.86	Hoating	Freeman	022	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0005	Eareham	Eareham	Bul Field	1.12	Hoating	Freeman	022	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0005	Eareham	Eareham	Bul Field	1.12	Hoating	Freeman	022	RPA	Settlement Boundary	Primary Shopping Area	Central business area	River Valley ENV3	Southern Bypass Landscape Protection Zone (ENVP3)	Protected Rail Route	Agricultural Land Grade 1, 2	Historic Park/Orchard	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HTR)	Existing Use	Tree Preservation Order	Archieved Woodland	Protected Hedgerow	SSSI/Remnant	County Wildlife Site	SAC/SIPA	Site contamination/pollution	Proximity Risk	Service Availability (UTM/ES)	Local Access to Services	Site Availability	Oil Pipeline	Minerals Resource	Minerals/Waste Safeguarding Site	Strategic treatment works safeguarding	NCC Transport View	Conclusion - Preferred Option
0005	Eareham	Eareham	Bul Field	1.12	Hoating	Freeman	0																														

Sites Assessment Tables

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Service Villages

Sites Assessment Tables

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Service Villages

Site Assessment Tables

Site ID	Assessed as	Parish	Site address	Size of Site (ha)	Suggested Land Use	Map or Aerial Photo	Location Principles	Existing Land Use Policy	Unweave Land	Landscape/Ownership per Historic Environment	Cultural Heritage	Ecology/Biodiversity	Other Material Considerations	Amendment to Preferred Option	Explanation for Amendment to Preferred Option
Location Principles															
Site in parish of Thurton, JCB, or consideration for allocation															
Ecology/Biodiversity															
Other Material Considerations															
Conservation - Preferred Option															
0006	Thurton	Acton St Mary	Hoar, at White	0.43	Housing	Chapman	001	RPA							
0148	Thurton	Thurton	The Street	0.71	Housing	Le May	001	RPA							
0150	Thurton	Thurton	High Road - rear	0.21	Payment	Cordell	001	RPA							
			Land at Mill												
			Common & Mill												
0373	Thurton	Acton St Mary	Land at Mill	1.97	Mixed Use	Gray	001	RPA							
0374	Thurton	Acton St Mary	Road & Road	3.37	Mixed Use	Gray	001	RPA							
0388	Thurton	Acton St Mary	Land at Mill	0.04	Housing	Todd	001	RPA							
			Common												
0445	Thurton	Thurton	Land south of	1.51	Housing	Moskolds	001	RPA							
			Vale Road												
1039	Thurton	Thurton	Land at	0.72	Housing	Sayer	001	RPA							
0653	Thurton	Thurton	Prospect Phase	0.17	Housing	Cathgate	001	RPA							
			Land at 26-30												
1063	Thurton	Thurton	Land adj. 33	0.24	Housing	Byrne	001	RPA							
			Acton Road												
21219	Thurton	Thurton	Acton Road	0.04	Housing	London	001	RPA							
			Nowich Rd												
21232	Thurton	Borgh Acton	Land at	0.48	Housing	Rudd	001	RPA							
			Prospect Phase												
0163	Wickwood	Wickwood	Ad. Primary School & Adcroft project	1.26	Mixed Use	Robinson	088	RPA							
0286	Wickwood	Wickwood	The Nurseries	0.37	Housing	Copman (for Nurseries)	088	RPA							
0384	Wickwood	Wickwood	Land at Hospital	0.41	Housing	Felze	088	RPA							
0425	Wickwood	Wickwood	Land east of High Street	0.7	Housing	Toddal	088	RPA							
0428	Wickwood	Wickwood	Wickwood village hall	8.94	Housing	Higginson	088	RPA							
0575	Wickwood	Wickwood	Land at Hackford Road	0.72	Housing	Cook	088	RPA							
0576	Wickwood	Wickwood	Land at near of primary school	10.23	Mixed Use	Cook	088	RPA							
0577	Wickwood	Wickwood	Land at near of 11 Low Street	0.62	Housing	Cook	088	RPA							
0671	Wickwood	Wickwood	Land at Church Lane	0.74	Housing	Parsons	088	RPA							
0688	Wickwood	Wickwood	Land at front of High Street	1.34	Housing	Man	088	RPA							
0695a	Wickwood	Wickwood	Land at front of High Street	1.14	Housing	Swile	088	RPA							
0695b	Wickwood	Wickwood	Land at front of High Street	0.35	Housing	Swile	088	RPA							
0785	Wickwood	Wickwood	Land at 13 All Saints Lane	1.08	Housing	Whitworth	088	RPA							
0809	Wickwood	Wickwood	Land at 13 All Saints Lane	0.15	Housing	Whitworth & Whitworth	088	RPA							
0911	Wickwood	Wickwood	Land at near of nurseries site	3.3	Housing	Jenkins	088	RPA							
1019	Wickwood	Wickwood	Land at 13 All Saints Lane	1	Housing	Smith (for P. Shabazz)	088	RPA							
1041	Wickwood	Wickwood	Land at 13 All Saints Lane	2.23	Housing	Adele	088	RPA							
1142a	Wickwood	Wickwood	Land at near of Cook's	0.23	Housing	Greentree	088	RPA							
1142b	Wickwood	Wickwood	Land at near of Cook's	2.5	Housing	Greentree	088	RPA							
1167	Wickwood	Wickwood	Land at near of 11 Low Street	1.92	Housing	Knights	088	RPA							
1188	Wickwood	Wickwood	Land at near of 11 High Street	0.1	Housing	Swile	088	RPA							
0167	Woodton	Woodton	Land at near of 11 High Street	0.54	Housing	The Duke of	090	RPA							
0168	Woodton	Woodton	Land at near of 11 High Street	1.84	Mixed Use	SNG	090	RPA							
0204	Woodton	Woodton	Land at near of 11 High Street	0.92	Housing	Youngman	090	RPA							
0211	Woodton	Woodton	Land at near of 11 High Street	0.92	Mixed Use	Hidden Family	090	RPA							

Sites Assessment Tables

Site ID		Assessed as	Parish	Site address	Size of Site (ha)	Suggested Land Use	Map / RPA or NPA	Location Principles	Existing and Use Policy	Unlikely	Landscape/Consequence per Historic Environment Designations	Cultural Heritage	Ecology Biodiversity	Other Material Considerations	Comments	Amendment to Preferred Option
0337	Woodton			Adjoining road to south of George Street Hoson, The Georges, Hoson, The	0.96	Housing	Road	080	RPA						Site could be developed as a small scale development accessed from The Street without significant intrusion into the open countryside and relatively free of overlooking issues. However, the proposed development would need to be sited along the street frontage to avoid direct overlooking onto the site. On this basis, the proposed development would be acceptable.	
0363	Woodton			Land at South of Brookside off Woodland Road	2.03	Housing	Road	090	RPA						Flood risk detached from main part of village due to need to access site from Hempsall Road to east of main village. Close to flood risk zones. 3 core services (bus service, school and shop) within 800 metres of the site. Anglian Water score as Red due to impact on pumping stations.	
0368	Woodton			Land to north of Woodland Road	0.1	Housing	Bayer	080	RPA						Development of this site would result in an excessive amount of development.	
0751a	Woodton			Woodland Road	4.37	Housing	Mayview & Sons Ltd	090	RPA						Large field which if developed in its entirety would radically expand the size and form of Woodton. Even partial development is unlikely to be acceptable in terms of the form and character of Woodton as it the field's position does not allow for the integration of the development into the existing village. 2 core services within 800 metres (school and bus service) unless access can be achieved directly into village in which case the site would also be within 800 metres.	
0751b	Woodton			Land to north of The Street	6.6	Housing	Mayview & Sons Ltd	090	RPA						Large field adjacent to school and new playing field. However, would not relate well to remainder of village due to lack of available access directly onto The Street. 2 core services within 800 metres (school adjacent and bus service) unless access can be achieved directly into village in which case the site would also be within 800 metres.	
1027	Woodton			The Street & Hempsall Road	6.59	Housing	Sauman	090	RPA						Development of entire site would deliver growth greatly in excess of what is planned for Woodton in the JCS and would significantly alter the character of the site. Development of this site would result in an excessive amount of development. If the Street not suitable due to flood risk, then partial development along Hempsall Road would be acceptable from main settlement and well away from school.	
Z1211	Woodton			Bank Hempsall Rd	0.12	Housing	Nelson	090	RPA						Too small to allocate and detached from main settlement. 3 core services (bus service, school and shop) within 800 metres of the site	
0369	Worwell			The Ball Field	1.24	Housing	Widdingham	091	RPA						Development of site is constrained by flood risk zones leaving only half part closest to the junction on High Road developable. Close to bus route and employment opportunities as garage and pub.	Additional information has been provided to the applicant regarding the flood risk zones on the site. A suitable provision of public amenity space.
0360	Worwell			Coopers Lane	0.05	Housing	Dove	091	RPA						Site is detached from the main settlement and outside from most services.	
0361	Worwell			Land adjacent to High Road	0.21	Housing	Pearce (K & M Plumb)	091	RPA						Site is just over 800 metres from any one service and on verge of flood risk areas. Also potential issues with setting of listed buildings and impact on County Wildlife Site.	
0368	Worwell			High Road	0.23	Housing	M Swanson	091	RPA						Possible consideration with site 795 for revision to development boundary.	
0372	Worwell			Land at Mill Lane	0.4	Mixed Use	Gord	091	RPA						Site would be accessed from A163 which is likely to cause a highway objection. Would not relate well to existing settlement.	
0472	Worwell			133 High Road	0.42	Housing	Ingl	091	RPA						Potential for limited development to rear - can be included as alteration to development boundary	
054a	Worwell			Land at Low Road	0.71	Housing	Pearce Clerk Council	091	RPA						Site is 800 metres from any one service and partially in flood risk areas. Listed building within site restricting any development potential and possible impact on County Wildlife Site.	
054b	Worwell			Land at High Road	1.54	Housing	Pearce Clerk Council	091	RPA						Part of site the permission to be developed as affordable housing. Remainder of site could accommodate 10 or more dwellings which would extend the linear pattern of the development to bring its entrance to the village mainstream.	Site no longer being provided
054c	Worwell			Land between High Road & Low Road	0.54	Housing	Pearce Clerk Council	091	RPA						Development of site is constrained by flood risk zones although development of the part closest to the junction on High Road is possible but likely to have adverse visual impact on character of area.	
0725	Worwell			High Road	0.43	Housing	Bailly	091	RPA						Site entirely within flood risk area with no potential to partially develop site. Policy wording required if site were to be expanded to cover the site as an inherent resource	
0785	Worwell			Land off Trenchard Close	0.23	Housing	Ellis	091	RPA						Possible consideration with site 348 for revision to development boundary.	
1005a	Worwell			Land South of High Road	0.5	Mixed Use	Rehes	091	RPA						Development of the site is likely to adversely impact on the river valley and the setting of the listed Ball pub.	
1005b	Worwell			High Road	1.8	Mixed Use	Riches	091	RPA						Large field which if developed in its entirety would result in development greatly exceeding the level of development planned for Worwell in the JCS. Partial development at the eastern end of the site is likely to adversely impact on the river valley and the setting of the listed Ball pub.	
1006	Worwell			Land South of High Road	15.78	Mixed Use	Riches	091	RPA						Large field which if developed in its entirety would result in development greatly exceeding the level of development planned for Worwell in the JCS. Partial development at the western end of the site is likely to adversely impact on the river valley and the setting of the listed Ball pub.	
RD54d	Worwell			High Road	0.29	Housing	Pearce	091	RPA						Site is currently in non-settlement. Extension of development boundaries along High Road to include the site and surrounding properties would be complicated by flood risk areas.	
0532	Wrengham			Land at The Row	0.38	Housing	McCarthy	092	RPA						Site is high (11.5m higher than road) with dwelling within site. No access from open road could not achieve suitable layout for multiple dwellings. Bus stops, village hall within 800m.	
0705	Wrengham			Land at Topow Farm	0.08	Housing	Palman	092	RPA						TOO SMALL TO ALLOCATE. Include in development boundary. Slightly sloping site, bounded by Leyland trees. Would be backland, but adjacent to another dwelling. Transport corridor to be avoided from settlement, which may affect potential for site as application stage. Bus stop within 800m.	
0944a	Wrengham			Land at Topow Farm	0.22	Housing	Page & Mr Barton	092	RPA						Part of corner of site. Part of edge of site. Site appears fairly steeply down from road and provides some setting for hamlet. Bus stop within 800m.	
094b	Wrengham			Land at Topow Farm	0.28	Housing	Page & Mr Barton	092	RPA						F23 just into corner of site, plus a bit of F22. Site slopes fairly steeply down from road and provides some setting for hamlet. Bus stop within 800m.	
0945	Wrengham			Land at Topow Farm	0.18	Housing	Roberts	092	RPA						School within 800m. 13m from development boundary. TOO SMALL TO ALLOCATE. Include in development boundary. Flat site containing around 10 trees, with steep slope (1.5m) to road. Fairly narrow road with bend, and not much opportunity to widen, so development will have to provide suitable access.	
1042	Wrengham			Land at Hemel Road	1.4	Housing	Long	092	RPA						Very open site, slightly undulating terrain. Fields remain from village. 250m from development boundary. Over 800m from nearest service.	
1172	Wrengham			Land at Hemel Road	0.84	Housing	do Agent	092	RPA						No contact details other than Swale rip on JD1. Flat site, bounded by ditches and trees, slightly above road level. Very rural edge of village, fields separate from village. Quiet road, single carriageway. Pub, bus stop within 800m.	
1175	Wrengham			Land at Hemel Road	0.57	Housing	do Agent	092	RPA						No contact details other than Swale rip on JD1. Transport site concerned in highway in terms of capacity, which appears to be able and will turn but for village. Flat site, with 1m lower road level. Hedged site, bounded by a stream from Hemel Road. Fields remain from village. Bus stop within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
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Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
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Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
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Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	Wrengham			Land at Hemel Road	0.5	Housing	do Agent	092	RPA						Site is on very slight slope, bounded by trees on 2 sides. Hedges on 2 sides. Site affects setting of church. Views to road in distance (no road noise). Pub, bus stop, school within 800m.	
Z1197	W															

Service Villages

[illegible]

[illegible]

Site ID number	As assessed as	Parish	Site address	Size of Site (sq ft)	Suggested Land Use	Suggested by Map	Location Principles	Existing Land Use Policy	Unlikely to be	Other Material Considerations	Amendment to Preferred Option
0820	Bressingham	Bressingham	land at Common Road	3.39	Housing	015	RPA				site too large for limited fill could consider forage only but more than 800m from core services so not sustainable
0821	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				TPO trees within site too large for limited fill more than 800m from core services so not sustainable site not promoted since 2025
0887	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill more than 800m from core services so not sustainable and not ad to development boundary
1083	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site in hazardous zone check for contamination more than 800m from core services so not sustainable and not promoted for inclusion in boundary
1123	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary within 800m of core services (school & bus) opposite a watercourse and within 800m of a watercourse
1124	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1155	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site within 800m of core services (school & bus) Site a ad school playing field. Land suggested for amenity so not for inclusion in boundary. Not promoted by site owner. Anglian Water cordon sanitaire protection zone
1156	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1157	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1158	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1159	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1160a	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1160b	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1161	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1162	Bressingham	Bressingham	land at Jubilee Farm Common	0.59	Housing	015	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0144	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0432	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0500	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0558	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0559	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0583	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0602	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
0679	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
1014	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form
098	Brookfield	Brookfield	land at Jubilee Farm Common	0.59	Housing	016	RPA				site too large for limited fill not ad to dev boundary more than 800m from core services development here would be out of keeping with existing linear form

Site ID	Approved as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by Map Ref. (Sumner)	Location Principles	Ecology/Biodiversity	Unlikely to be Impacted	Other Material Considerations	Comments	Amendment to Preferred Option
							Site in parish which conforms with NPA hierarchy for settlement					
1154	Burgh St Peter	Wharfedale	land off Church Lane	0.43	Housing	Alp	004	RPA				
0191	Burton	Burton	Audley End	2.52	Housing	Lusby	021	RPA				
0390	Burton	Burton	Willow End, land at Manor	0.78	Housing	Rears	021	RPA				
0547	Burton	Burton	Home Farm	0.06	Housing	Berch	021	RPA				
0548	Burton	Burton	land North of Manor House	1.57	Housing	Berch	021	RPA				
0636	Burton	Burton	land at Bridge	0.46	Housing	Taylor	021	RPA				
0746	Burton	Burton	land at Mill	3.86	Housing	Wingspie	021	RPA				
0830	Burton	Burton	land at Mill	0.3	Housing	The Column	021	RPA				
0831	Burton	Burton	land at Mill Road	0.36	Housing	Bailey (for Mrs H Hoff)	021	RPA				
0970	Burton	Burton	Audley Farm	0.5	Housing	McNally	021	RPA				
0987	Burton	Burton	land at Mill Road	0.44	Housing	o/o Agent	021	RPA				
0987	Burton	Burton	land at Mill Road	0.44	Housing	o/o Agent	021	RPA				
0988	Burton	Burton	land at Mill Road	2.41	Mixed Use	o/o Agent	021	RPA				
0989	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0990	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0991	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0992	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0993	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0994	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0995	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0996	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0997	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0998	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0999	Burton	Burton	land at Mill Road	0.36	Housing	o/o Agent	021	RPA				
0999	Flinton	Flinton	The Street	1.13	Housing	Lorion / M Falcov (Agent)	035	NPA				

Site ID number	Approved as Settlement	Parish	Site address	Size of Site (ha)	Suggested Land Use	Suggested by (Surname)	New Ref.	NPA Ref.	80% Allocation	Location Principles	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENZ	River Valley ENZ	Southern Bypass Landscape Protection Zone ENZ	Protected Rural Route	Designated/Overlanded	Agricultural Land Grade 1, 2	Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HET)	Existing Use	Free Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Rural	County Wildlife Site	SAC/SPA	Flood Risk	Hazardous Zone	Public Transport Access Issues	Service Availability (LUT/LIES)	Local Access to Services	Site Availability	Site Potential	Site on a Minerals Resource	Minerals/Waste Safeguarding Site	Drainage Treatment Works Safeguarding	Article 4 Direction	NCC Transport View	Other Material Considerations	Ecology/Biodiversity	Unwalled Topography	Landscape/Townscapes	Other Material Considerations	Comments	Amendment to Preferred Option																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
0323	Floodon	Floodon	Station Road	0.43 Housing	Prior	035	NPA			Site in parish which conforms with NPA. Priority for settlement for allocation	Development boundary																																	FC and highways suggest Floodon not suitable for additional housing. This site is a suffer of land immediately adjacent to the railway line, with no redeeming features to make it suitable for residential use. Bus stop within 100m. The site is too small to justify a separate road. It has narrow access along unmade road onto a residential close. Site is scrub land, sloping site with a few trees at boundary, overlooking floodplain. Further east along The Street (Greenways Close etc.) Poor access makes site unlikely to be sustainable.	Amendment to Preferred Option																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
1100	Floodon	Floodon	Land off St. Michael's View	0.9 Housing	Crook	035	NPA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

Site ID Number	Assessment as Settlement	Site address	Size of Site (ha)	Supported Land Use	Supported by Map Ref (Surrey)	Location Principles	Existing Land Use Policy	Unknown Landscapes/Townscapes	Ecology/Biodiversity	Other Material Considerations	Conclusion - Preferred Option	Comments	Amendment to Preferred Option
						Site in parish which conforms with NPA hierarchy for settlement							
0350	Neotitham	Induction of land in field with boundary	0.44	Housing	Howard		Central business area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0350	Neotitham	Nearness High Road	3.94	Housing	Jenkins		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0391	Neotitham	Land for development at Mill House	0.25	Housing	Long		Central business area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0401	Neotitham	land at High Rd	0.7	Housing	Whitman & Mrs M Craven		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0401	Neotitham	land at High Rd	2.26	Mixed Use	Hibberich Properties		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0557a	Neotitham	Land at 11 High Road	0.36	Housing	Tanner		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0557b	Neotitham	Land at 11 High Road	0.32	Housing	Tanner		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0670	Neotitham	land at High Road	0.54	Housing	Stich		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0706a	Neotitham	land at High Road	0.3	Mixed Use	Peritice		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0706b	Neotitham	land at High Road	0.33	Mixed Use	Peritice		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0706c	Neotitham	land at High Road	0.12	Mixed Use	Peritice		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0706d	Neotitham	land at High Road	0.11	Mixed Use	Peritice		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0721	Neotitham	land at 58 High Road	0.77	Housing	Merlin		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0669	Neotitham	Hemland Lane	0.22	Housing	Basson		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
21244	Neotitham	land at The Church Lane	0.12	Housing	Barrett		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1036	Not applicable	land at Church Lane	1.41	Leisure	Bowthorpe		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1038	Not applicable	land at Church Lane	2.96	Leisure	Bowthorpe		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1031	Shalfanger	Drush Lane The Street	2.76	Housing	Gray		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1043	Shalfanger	The Meadows	0.12	Housing	Kidby		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1049	Shalfanger	land at Bridge Cottage	0.61	Housing	Phyle		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0550	Shalfanger	Land adjacent to Bath House	0.64	Housing	Day		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0551	Shalfanger	Land behind Street Farm	0.88	Housing	Day		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0574	Shalfanger	Church Farm	0.6	Housing	Gray & M D		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
07639	Shalfanger	Wethering's Farm	6.86	Mixed Use	Day		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
1082	Shalfanger	land at Heywood Road	0.06	Housing	Gardiner		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
10137	Shalfanger	Land at Common Road	0.38	Housing	Phillips		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0458	Stonesham	Common	1.26	Housing	Lane (for Mr Jewell)		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0523	Stonesham	land at The Street	0.31	Housing	Amies		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
21193	Stonesham	land at The Street	0.27	Housing	Cawston		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0669	Stanton	land at Church Hill	2.83	Housing	Bennett		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0692	Stanton	land at Stanton crossroads	0.31	Housing	Thompson & Son		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	
0744	Stanton	land at Streamlet Farm	0.1	Housing	Curzon		Primary shopping area	Historic Park/Garden	SSSI/Sumner	Site on a Minerals Resource	Decision - Preferred Option	Site not to boundary to be considered for limited infill edge in FZ 4.3 and in river valley only pub within 800m only pub more than 800m away and development here would extend built up area into open countryside	

[illegible]

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

Major new or expanded communities in the Norwich Policy Area

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Hethersett	0	+	+	-	+	+	-	0	+	+	+	+	+	+	0	0	+	0	Although the level of development is high for a village, Hethersett contains a wide range of services and is well related to higher order settlements. There are likely to be traffic impacts within the village, although the village itself is well-related to major employment and the Park & Ride at Thickthorn. The majority of previously designated strategic gap remains unallocated. Housing with care will improve access to services for those most in need. Policy should contain a requirement for cycle links and footpaths which may improve public health. New community facilities will foster a community feel.

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Hethel	0	+	+	-	-	0	-	0	0	0	0/-	0	0	0	+	+	0/-	+	Sites allocated purely for hi-tech engineering employment use to reflect Hethel's designation as a strategic employment location in the JCS. The allocated sites score well against the sustainability appraisal objectives in terms of employment but not so well in terms of environmental and social factors due to its relatively isolated rural location. Accessibility is an issue as travelling to the site will be car dependent as Hethel is not currently accessible by public transport or a dedicated cycleway. The development will inevitably lead to increased traffic on rural roads. The development is proposed to be significant in size and will lead to an increase in noise and light pollution for nearby properties as it will be quite prominent in the landscape. Mitigation measures will need to be required to address accessibility to Hethel, particularly from Wymondham, the nearest large settlement, such as improved public transport or dedicated cycleways. Measures could also be put in place to allow ancillary uses on the site to improve the social aspect. Sensitive landscaping will be needed to protect the residential amenity of nearby properties

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Costessey	0	+	+	+	0	0	-	0	+	+	+	0/+	+	+	+	+	+	+	Sites in Costessey have been allocated for a range of uses including housing, employment and green infrastructure. Most sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Sites have been chosen to maximise accessibility (by walking, cycling and public transport) between housing, employment and services. Trunk Road junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some of the uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. Policies will also need to address other know constraints identified during the site assessment process.

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Easton	0	+	+	+	0	0	-	0	+	+	+	0/+	0	+	0	+	0	0	Sites in Easton have been allocated for housing and a new village centre. The centre will help give a focus to the village, which currently has limited facilities. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the landscape setting of the existing built up area, although it is acknowledged some aspects of the landscape in this area are degraded due to previous minerals workings and extensive existing development. Trunk Road junctions are acknowledged to have capacity/congestion problems and are a source of noise/pollution. Mitigation measures should be required to ensure that large scale development is integrated with existing settlements and the surrounding landscape. Landscaping will also be important as a buffer to the main roads/junctions and between some nearby uses. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. . Policies will also need to address other know constraints identified during the site assessment process.

Norwich Fringe Parishes

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Colney	0	+	+	+	0	+	0/-	0	0	+	+	0/+	0/+	0/+	+	+	+	+	Sites in Colney have been allocated to facilitate expansion of the Norwich Research Park (NRP), which is one of the key strategic employment locations identified in the JCS. Development is well related to the city of Norwich and nearby large-scale housing growth at Bowthorpe, Cringleford and Hethersett. The sites are greenfield but generally avoid designated sites/features and higher grade agricultural land. There will be impacts on the relatively open landscape adjacent to the existing NRP. Local highways are acknowledged to have capacity/congestion problems. Mitigation measures will be required to ensure that development integrates with the surrounding landscape. Appropriate transport infrastructure (both highways infrastructure and enhancements to non-car accessibility) will be essential to maximise the benefits of allocating in this location. . Policies will also need to address other know constraints identified during the site assessment process.
Trowse	0	-	+	+	0	0	-	0	+	+	+	+	+	0	0	+	+	0	Although partially within Flood Zones 2 & 3, suitable mitigation has been demonstrated through the planning application on the May Gurney site. The primary school is at capacity and a new school will be needed. Design will need to ensure a positive relationship with the conservation area. Although the close proximity to the city centre is likely to encourage walking and reduce the number of trips by car, the close proximity to the A47 needs to be addressed by suitable landscaping and layout.

Main Towns

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Diss	0/ +	+	+	0 +	+	0/ +	0/ +	0	+	+	+	0	+	+	+	+	+	0	The site allocations in Diss score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility (buses and railway station), although peak-time congestion on some roads is acknowledged. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. Mitigation measures should be required to ensure that any potential impacts on green infrastructure are addressed, with positive improvements where possible. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area
Harleston	0/ +	-	+	+	+	0	0/ +	0/-	+	+	+	0	+	+	+	+	+	0	The site allocations in Harleston score well against the sustainability appraisal objectives. The housing sites are well-related to jobs, schools, shops and services, with good public transport accessibility. The allocated employment sites are also accessible by non-car means and will help to grow the economy of the town and its hinterland. One significant issue in relation to most allocations in Harleston, though, is the currently inadequate surface water drainage in most of the town. In order for larger new developments to be acceptable, appropriate mitigation to manage/reduce this risk is essential. Landscaping treatments on allocated sites on the edge of the town should also be sensitive to the adjoining rural (undeveloped) area

Key Service Centres

Settlement	SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
		Hingham	0	+	+	+	0	-	0	0	+	+	+	0	+	+	+	+	+	

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Loddon	0	+	+	+	0	0	-	0	+	+	+	0	+	+	+	+	+	+	The sites allocated in Loddon for housing and employment score well against the sustainability objectives. The allocated site for housing is well related to jobs, schools, shops and services with good public transport, although potential issues with the junction of George Lane and the A146 are noted and there is a need to take account of the fact that the site is adjacent to an area of flood risk. The employment sites are also well located and accessible by public transport and will help to grow the economy of the town and its hinterland. The allocated sites are predominantly greenfield but generally avoid designated sites/features and higher grade agricultural land. Mitigation measures will be required to improve the A146/George Lane junction and the housing allocation will need to be buffered by natural green space where it abuts an area of zone 2/3 flood risk.
	0	0	+	+	+	+	0	0	+	+	+	0	+	+	+	+	+	+	Sites are well related to local services within the village. The allocated employment land, which is on a brownfield site, will reduce the need for employment related trips to Norwich and provide a use for a site mostly in disuse. Care home will improve access to services for those most in need.
Poringland & Framingham Earl	0	0	+	+	+	+	0	0	+	+	+	0	+	+	+	+	+	+	Sites are well related to local services within the village. The allocated employment land, which is on a brownfield site, will reduce the need for employment related trips to Norwich and provide a use for a site mostly in disuse. Care home will improve access to services for those most in need.

Service Villages

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Bramerton	0	+	+	+	+	+	+	0	+	+	+	0	0	+	+	+	+	+	The mixed-use allocation is on a redundant employment site at Church Farm. This will improve the local area and provide for a small amount of local employment.
Little Melton	-	+	+	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	A small range of services in Little Melton, but the village is well related to A47, N&N hospital, NRP etc and some wider services in Hethersett would be accessible by foot or cycle. The allocated site makes minimal impact on form and character of the village, and with soft landscaping will make no significant impact on landscape. Some mitigation required to deal with habitat to the south of the site.
Mulbarton & Bracon Ash	0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	There is a range of services in Mulbarton resulting in a reduced need to travel. Although the allocation in Mulbarton is a greenfield site it has minimal visual impact on the landscape. The allocation in Bracon Ash will require more consideration for landscape.
Newton Flotman	0	+	0	0	+	-	-	0	+	+	+	0	0	0	0	0	+	0	Site will need soft landscaping to minimise the impact on the landscape as it intrudes into agricultural land. There are a limited range of services in Newton Flotman, but the village is in the NPA, with direct links to Norwich via the A140.

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Stoke Holy Cross	0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	Stoke Holy Cross is well-connected to Norwich, The allocation is for substantially above the minimum number of dwellings allocated to the village, but the site is well related to the primary school and allows expansion of the school site, and would also provide for expansion of open space
Spooner Row	0	+	+	+	+	0	-	0	+	+	+	0	0	0	0	0	+	0	A rail halt provides a travel to work service to Norwich and Wymondham. Sites will have very localised impact on visual amenity and will not have a major effect on long views of the settlement. Allocating two sites maintains the dispersed nature of the settlement.
Surlingham	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The two small allocations extend the linear form of the village in a natural way, without unnecessary adverse impacts. One of the sites is currently overgrown and unused, so development here would be particularly beneficial
Swardston	0	+	0	0	+	0	-	0	+	+	+	0	0	0	0	0	+	0	The site maintains the form of the built environment. It will be visible on the northern approach to the village, and will require sensitive design to address this. Swardston has a range of services and reasonable connection to both Norwich and Mulbarton.
Tasburgh	0	+	-	+	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The allocation site forms a natural 'rounding off' of Upper Tasburgh, and so would have relatively few adverse impacts on the form and character of the village. The site adjoins the primary school and allows for expansion of the school site, a considerable benefit. It also provides reasonable access to higher order settlements via the A140.

Settlement	SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Aslacton/Gt Moulton		0	+	-	0	-	+	+	0	+	+	0	0	0	+	0	0	+	0	One of the allocated sites is a former scrapyard, and is well related to village facilities. Both sites continue the form and character of the villages, and so the overall impacts are broadly positive.
Barford		0	0/-	+	+	0	0	-	0	+	+	+	0	+	+	0/+	0	0	0	The housing site allocated in Barford scores well against the sustainability objectives and is well related to services and facilities, although the impact of the site in the landscape as viewed on the approach to the village from the west is noted. The site is greenfield but avoids designated sites/features and higher grade agricultural land. It also falls outside Flood Zones 2/3, when a significant part of the middle of the village is in Flood Zone 2/3 (contributing to the Barford Flood Alleviation Scheme) Mitigation measures will be required to ensure that landscaping treatment for the site, which is on the edge of the town, should be sensitive to the adjoining rural (undeveloped) area. Consideration will also need to be given to any possible impact on the Barford Flood Alleviation Scheme and any direct or indirect discharge into the scheme would need prior consent from South Norfolk Council.
Barnham Broom		0	+	0	-	0	+	-	0	+	+	0	0	0	0	0	0	+	0	There are a limited range of services in the village. The allocated site continues the built form of the village but is in a fairly prominent location and will require landscaping and considerate design.

Settlement	SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Bergh Apton		0	+	0	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The two small allocations will maintain the linear form of the village, with limited impacts on the openness of the countryside. The back gardens of both allocations will need appropriate boundary treatments to minimise the visual impact on the adjacent landscape. Surface water flooding attenuation measures will also be necessary on the more northerly of the allocations
Brooke		+	+	+	+	+	+	+	0	+	+	+	0	+	+	+	+	+	+	The overall impact of these allocations is very positive to Brooke. The allocations take account of the form, character and conservation area of the village, with the meres and surrounding trees and hedges are maintained. One of the allocations is on a former farm containing a number of disused agricultural buildings. Brooke Industrial Park, an established local employment location, is protected, with a 4.8 hectare expansion site allocated. Appropriate boundary treatments will be required to minimise the impact on the landscape.
Broome		0	+	0	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The linear form of the village is maintained. It will be necessary to mitigate the impact on the County Wildlife Site adjacent to one of the allocated sites.
Bunwell		0	+	0	-	0	0	-	0	+	+	+	0	0	0	0	0	+	0	Allocating two sites maintains the dispersed nature of the settlement. They are each well related to certain services (which are also dispersed within the village).
Carleton Rode		0	+	-	-	0	0	-	0	+	+	0	0	0	0	0	0	+	0	Allocating two sites maintains the dispersed nature of the settlement. Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated.

Settlement	SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Dickleburgh		0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation ensures that the existing form and character of the village will be maintained, and that existing open space is protected. The allocated site continues small scale estate development. The A140 provides links to higher order settlements.
Ditchingham		0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation ensures that the existing form and character of the village have been respected, although the northern boundary of the allocation site will need treatment to minimise the impact on the landscape.
Farsham		0	+	+	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The site is well related to the settlement with good access onto School Road and the A143 bypass giving links to Lowestoft in the east and Harleston & Diss to the west. The allocated site makes minimal impact on form and character of the village and with soft landscaping will make no significant impact on the wider landscape. Some mitigation required in terms of pedestrian linkage. The service village provides a range of services including a primary school and is in close proximity to Bungay. The village benefits from mains sewerage capacity.
Geldeston		0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	A small range of services are available in the settlement, but it is well related to the A143 and A146 which connects to Norwich. Some local highway improvements will be required to access the site. The allocated site continues the form and character of the settlement

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Gillingham	0	+	-	0	0	+	-	0	+	+	0	0	0	0	0	0	+	0	The settlement is well related to access the A146/A143. The site is well related to the village primary school, though pedestrian and cycle access will have to be provided. The site is on agricultural land between what forms the two parts of the settlement and will require landscaping to preserve the rural aspects.
Hales & Heckingham	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The settlement is well related to the A146 and to access Key Service Village of Loddon. The site is on the edge of the settlement on what could be considered infill and connects the former hospital to the settlement and continues the built form of the settlement. Some landscaping on the boundary to the north of the site will be required to reduce the impact of development from inward views from the wider landscape to complement the existing.
Hempnall	0	+	0	0	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The settlement has a good range of social and community facilities including a primary school, a number of small shops, surgery and benefits from mains sewerage connection. Development of the sites offers the opportunity of improving access to the adjacent playing fields and village hall. The settlement is connected to the Key service centre of Long Stratton and the A140 via the B1527. Development here is well related to existing form and character. Development offers the opportunity to maintain the historic agricultural building on the front of the site.
Pulham Market	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	0	0	The site is well located to the built form and recent development to the west of this service village. Facilities include a primary school, shops, post office, and recreational facilities. There is a good road link to the A140 linking to Long Stratton and Norwich as well as Diss to the south. The location benefits from mains sewerage. The site needs to retain the listed farm buildings

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Rockland St Mary	0	+	-	-	+	+	-	0	+	+	+	0	0	0	0	0	+	0	This service village has developed in a linear way with some small estate development to the east. The settlement benefits from a primary school, post office, doctors and mains sewerage. The allocated site makes minimal impact on form and character of the village, being located off the exiting estate housing. The site contains some low quality woodland and an ecological survey will be required.
Saxlingham Nethergate																			none
Scole	0	+	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	This service village is well located for the A140 and A143 with good to access to Diss and public transport. There is mains sewerage and a primary school. The site is on the edge of the village
Seething	0	+	-	0	0	+	-	0	+	+	0	0	0	0	0	0	+	0	The settlement is a small service village with a primary school, shop and village hall. Development is characterised by single depth properties. This infill development site offers the opportunity to maintain this form and character. Some landscaping will be required on the boundary
Thurlton	0	+	0	0	+	+	-	0	+	+	+	0	+	0	0	0	+	0	The settlement is a service village in the rural area and offers a range of services including a primary school, post office, public house and shop. The development site fronts Beccles Road connecting the development at College Road with the village. The site is well related to the village. Some Soft landscaping will be required on the northern boundary

Settlement	SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Tacolneston/Forncett End	0	+	+	+	+	0	0	-	0	0	+	0	0	+	+	0/+	0	0	0	The housing site allocated in Tacolneston/Forncett End scores well against the sustainability objectives and is relatively well related to services and facilities. The site is greenfield but avoids designated sites/features and higher grade agricultural land. An issue has been raised regarding the residential amenity of nearby neighbouring properties and there has been an application for a village green on the site. Mitigation measures will be required to ensure that adequate landscaping is put in place to protect the residential amenity of neighbouring properties and the application for a village green on the site will need to be monitored
Wicklewood	0	+	-	-	-	-	+	-	0	+	+	0	0	0	+	0	0	+	0	One of the two sites offers the opportunity to improve the setting of Wicklewood windmill. The other is well related to the primary school.
Woodton & Bedingham	0	+	0	0	+	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocation will help to maintain local services and community facilities. As the site is in use as a nursery, there will be no loss of agricultural land.
Wortwell	0	+	-	-	+	+	+	-	0	+	+	0	0	0	0	0	0	+	0	The village is well located to the A143, providing good links to the main towns of Diss and Harlestone. The allocated site is central to the village and maintains the character and form. The village has a small range of services including a public house.

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Wrenningham	0	+	-	-	-	0	-	0	+	+	0	0	0	0	0	0	+	0	Due to limitations of the local road network and a limited number of services, the full JCS target has not been allocated. The site maintains the built form of the village and is fairly well related to the services and road to Norwich.
	0	+	0	0	+	+	-	0	+	+	+	0	0	0	0	0	+	0	The allocated site is adjacent to the school, and well related to other village facilities. It will be necessary to ensure boundary treatment to the south mitigates the visual impact on the surrounding countryside.

Other Villages

Settlement SA objective	E N V 1	E N V 2	E N V 3	E N V 4	E N V 5	E N V 6	E N V 7	E N V 8	S 1	S 2	S 4	S 6	S 7	S 8	E C 1	E C 2	E C 3	E C 5	Comments
Bawburgh	0	+	0	0	0	0	+	0	+	+	0	0	0	0	+	0	0	0	Although a journey to work service is not available on public transport, there are strategic employment locations within a short distance. Although the site is adjacent to the conservation area, in its current state it does not contribute positively to the village. Whilst not technically brownfield, the site contains disused pig stys. Single storey development here would improve the townscape.
Keswick	0	+	-	+	+	+	-	0	+	+	0	0	0	0	+	+	+	+	Although Keswick has few facilities, it is within the NPA and the site is fairly well related to a supermarket, Harford Park & Ride and the A140/A47. The allocated housing site links two parts of the village in a natural manner, and the four hectare employment site allocation will help develop local jobs