



Breckland Local Plan Interim Sustainability Appraisal

November 2014

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1 Consultation

How to Respond

Comments on the Interim Sustainability Appraisal for the Breckland Local Plan Issues and Options are invited between 17th November 2014 and 4pm on 9th January 2015.

If you would like to send us your views on the Interim Sustainability Appraisal, you can do so using one of the following methods:

- Online on the Breckland Council Local Plan website: <http://consult.breckland.gov.uk/portal>
- Email to planningpolicyteam@breckland.gov.uk
- Consultation responses to be returned by post should be sent to the following address: Planning Policy Team, Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Hard copies of the full consultation document are available for viewing at the Breckland Council Office, local libraries and Presence Offices.

If you have any questions regarding any of the issues raised in this document, please contact the **Planning Policy Team** on **01362 656873**.

Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with government regulations.

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2 Introduction

2.1 Breckland Council is in the process of preparing a Local Plan which, when adopted, will guide future development across the district up to 2036.

2.2 This report is a Interim Sustainability Appraisal (SA) of the strategic options for distributing development across the District, appraising the social, economic and environmental effects of development. The SA presents a range of reasonable options or alternatives, and their predicted social, economic and environmental effects. It assesses if sustainable development can be achieved. The SA is integral to, and informs the Local Plan as it is developed, and it ensures that the plan strategy and related policies contribute towards achieving sustainable development

Sustainable Development

'The purpose of the planning system is to contribute to the achievement of sustainable development'. (NPPF, March 2012, para.6).

2.3 Sustainability Appraisal is a process that is carried out as an integral part of developing the Local Plan, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a mandatory requirement and is subject to the same level of public consultation and scrutiny as the plan itself.

2.4 Sustainability Appraisal is an ongoing process where its purpose is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of development plans.

2.5 The sustainability appraisal process is governed by European and national legislation, supported by government policy, which includes:

- The Planning and Compulsory Purchase Act 2004 which requires sustainability appraisal of emerging Development Plan Documents.
- The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations).

2.6 This interim Sustainability Appraisal incorporates the requirements of the SEA Directive, by combining the more environmentally-focused considerations of SEA with wider social and economic effects.

Interim Report

2.7 This Interim Sustainability Appraisal demonstrates the SA findings to date. Recommendations and findings from the SA are considered in the emerging Plan as an integral part of the plan-making process.

2.8 Further (on-going and new) SA work is anticipated to be presented in a Draft SA Report, alongside the Draft Preferred Options Local Plan for further consultation; and will be followed by a formal Pre-Submission publication, at which point the SEA Requirements must be demonstrated. Following representations, a Final SA Report will be submitted alongside the Draft Local Plan to the Secretary of State for independent Examination by the Planning Inspectorate.

2.9 The appraisals are presented in each chapter which reflects strategic choices to date. They all form part of the evidence base that underpins the emerging Plan; and in due course the cumulative impact of such SA findings will further be assessed in the final SA Report. The SA findings help 'document the story' behind the plan's preparation and present a 'trail' of options throughout the plan-making process, regardless of subsequent choices or plan progression.

2.10 This Interim SA has been published to accompany the Scoping Report which was published in 2013. An updated Scoping Report accompanies this interim SA.

Structure of the Report

2.11 This Interim Sustainability Appraisal Report has been designed to be as succinct as possible to improve accessibility of information and to allow key findings to be presented more concisely.

2.12 The Interim Report contains:

- Section 3 - The methodology of how this appraisal was carried out, any limitations and consultation requirements.
 - Section 4 - An overview of the scoping stage updated in 2014 which accompanies this SA.
 - Section 5 - Next steps in the sustainability appraisal process.
 - Section 6 - Appraisal of Strategic Options.
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3 Appraisal Methodology

3.1 The SA is carried out in a series of stages, which include setting the context and objectives for the SA, developing and assessing the effects of policy options and carrying out consultation on a SA Report. The stages of methodology are shown in Table Table 3.1 ' Stages of Sustainability Appraisal Methodology'below.

3.2 The appraisals are considered to be part of Stage B and C of the five-stage approach to SA. Associated SA stages:

	Key Milestones of DPD	Associated SA Stages	SA	Description
	Evidence gathering	Stage A: Setting the context and objectives, establishing baseline evidence	Scoping Report 2013	This stage sets the scope for the ongoing appraisal by establishing an evidence base. A separate Scoping Report and update have been completed and published for consultation.
Consultation	Preparation of issues and alternative options in consultation	Stage B: Developing and refining options and assessing their effects. Make recommendations	Interim findings available	The sustainability appraisal is involved in developing policy options from the outset. Development and appraisal of options is an iterative process, with effects being predicted and evaluated for their significance. Potential mitigation measures for any predicted significant effects are considered at this stage. The SA was involved in assessing issues and options and making recommendations for the Breckland Local Plan Issues and Options document.
	Integrate responses into SA Report and DPD	Stage C: Report on SA findings		This interim report is the first step in this key output of the appraisal process, presenting information on the effects of the plan in a format suitable for public consultation.
Publications stage	Pre-submission publication of the Draft DPD (Reg 19)	Stage D: Consult stakeholders on the plan options	Draft SA Report	The Sustainability Appraisal Report will be published for consultation alongside the plan concerned. Consultation must include the statutory environmental consultation bodies.
	Possible changes to Draft DPD following consultation	Appraise any significant changes	Revise / update SA Report	
Submission Stage	Submission of Draft DPD, plus representations, to Planning Inspectorate and independent Examination in Public (Reg 22)		Submit Final SA Report	
Found Sound		Update SA as appropriate	Revise final SA Report	
Adoption	Adoption and Monitoring of DPD	Stage E: Monitor the implementation of the Plan post adoption	SA Statement and Monitoring	The predicted significant effects are monitored after implementation of the plan to identify any unforeseen effects and undertake appropriate remedial action.

Table 3.1 Stages of Sustainability Appraisal Methodology

3.3 A Scoping Report meeting the requirements of Stage A was published in April 2013 and updated in September 2014. These reports culminated in the production and updating of a sustainability appraisal framework or set of sustainability objectives. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of Local Plan effects.

Developing and Refining Reasonable Alternatives

3.4 The SEA Directive requires assessment of the likely significant effects of implementing the plan, and 'reasonable alternatives'. Developing options and alternatives is an important part of both the plan-making and sustainability appraisal process. For the Local Plan, the reasonable alternatives are the different options put forward during the preparation of the plan.

3.5 The SA has been involved from an early stage in this development of this Issues an Options options document to help ensure that any adverse effects of proposals were identified as early as possible. Appraisals have been undertaken for strategic options for housing, economy and spatial strategy, market towns, service centres, rural settlements in the district; and development within Attleborough. This SA work will have a significant part to play in identifying more preferred options and reasonable alternatives.

Assessing the Significance of Effects

The SEA Directive requires

... 'an assessment of likely significant effects ... taking into account the objectives and geographical scope of the plan or programme'.

3.6 It is only necessary to assess those effects that are likely to be significant, not all possible effects. In this report, the social, environmental and economic effects of strategic Local Plan options have been predicted and evaluated for their significance. The Sustainability Appraisal framework, presented in Section 4, forms the basis for the assessment throughout the report.

3.7 Prediction of effects involves identifying what changes might occur to the sustainability baseline over time – these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency, and the geographical area likely to be affected.

3.8 Assessment matrices (contained in Section 6 -13) present the detailed findings. Each matrix is relatively simple and allows for a discussion of potential effects and evidence and possible mitigation measures. The simplicity of the matrix is designed to reflect the fact that strategic options should (and in many cases can only be) assessed in broad terms due a lack of spatial expression. A combination of judgement and analysis of baseline data has been used to judge the effects.

3.9 Within each matrix, a significance 'score', ranging from: ++ (very positive impact) to -- (very negative impact) is given against each objective. Ultimately, the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made, this has been noted.

Consideration of Mitigation Measures

The SEA Directive requires

... consideration of 'measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme'.

3.10 These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects. In the assessment matrix for Local Plan options, potential mitigation measures are considered for likely adverse and positive effects.

Assessing cumulative effects

3.11 The assessment of effects of Local Plan Option includes potential secondary, cumulative and synergistic effects, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such effects will be included in further discussion of significant effects in this report.

4 Scoping Stage

4.1 This stage of the SA (shown as stage A in table Table 3.1 ' Stages of Sustainability Appraisal Methodology') involves compiling background information needed before a SA can be undertaken. It established an evidence base for ongoing appraisal work and culminated in a framework of sustainability objectives.

4.2 Key tasks in this evidence compilation included:

- identifying relevant policies, plans and programmes;
- collecting baseline information;
- identifying key sustainability issues in the plan area;
- establishing sustainability objectives.

4.3 This evidence base work was published by the Council in a Scoping Report in 2013 and updated in September 2014 to reflect statutory observations.

4.4 The SA Scoping Report forms part of the environmental report required by the SEA Directive. The scoping work is subject to continual review as evidence becomes outdated and new information made available. In particular, the Scoping Report will be reviewed and updated prior to the submission version of the Local Plan being published, to ensure that effects prediction and evaluation remains accurate and consistent.

4.5 The key elements of the Scoping Report are described below, and the full version can be viewed through the council's website.

Relationship with other plans and programmes (policy context) and baseline evidence

4.6 A review was undertaken of other relevant plans, policies and programmes and this was presented in the Scoping Report. The purpose of this was to meet the requirement of the SEA Directive to take account of environmental protection objectives and to gather other information that would influence options to be considered in plan preparation.

4.7 This review studied a range of international, national, regional and local documents that should be taken into account during the preparation of the Local Plan, under the following sustainability themes:

- Land, water and soil resources
- Climate change, air and pollution
- Biodiversity , flora and fauna
- Cultural heritage, landscape and townscape
- Population and human health
- Inclusive communities
- Economic activity

4.8 This was followed by a thorough review of the sustainability "baseline" in the Breckland Local Plan organised under the above themes. The baseline identifies what is currently happening in Breckland and the likely future state of the area if current trends were to continue. It provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

Key Sustainability Issues

4.9 The review of plans, policies and programmes, and baseline research as described above, has enabled the identification of key sustainability issues in Breckland (including environmental problems as required by the SEA Directive).

4.10 Sustainability issues can be any problems or uncertainties which need to be understood and addressed before the Local Plan can be considered sustainable. On the basis of the issues identified, SA objectives have been defined which are used to test how likely the proposals in the Local Plan and alternative options are to lead to sustainable outcomes.

Sustainability Appraisal Framework

4.11 SA is typically an 'objectives-led approach'. Establishing the scope of the SA at Stage A, involves identifying the key sustainability issues SA will concentrate on and then developing a series of objectives for a framework to undertake the appraisal. The use of SA objectives tends to lead to an appraisal whereby each option is looked at against each SA objective in a matrix format.

4.12 SA provides information to help inform decisions and/or responses to consultation. It is *not* the role of the SA to determine which of the options or 'alternatives' from a given set should be chosen by 'plan-makers' as the basis for moving forward with a plan proposal.

4.13 The following table illustrates the '**SA Framework**' of nineteen sustainability objectives. These were derived from the key sustainability issues, identified during the production of the Scoping Report to enable the predictions by which sustainable development can be considered. The potential sustainability effects of each option, policy or site is considered based on its progress towards achieving, or contributing to these social, economic and environmental objectives. The objectives therefore provide a benchmark against which the content of the emerging plan can be assessed (PAS Advice Note 2010).

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	Will it use land that has been previously developed?
		Will it use land efficiently?
		Will it protect and enhance the best and most versatile agricultural land?
		Will it use brownfield land?
		Will it recycle on site resources?
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	Will it reduce water consumption?
		Will it conserve groundwater resources?
		Will it maintain or enhance water quality?
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	Will it reduce water consumption?
		Will it conserve groundwater resources?
Will it maintain or enhance water quality?		
Climate change and air pollution	4: Minimise the production of waste and support the recycling of waste.	Will it reduce waste?
		Will it re-use waste?
		Will it enable composting of waste?
		Will it enable recycling of waste?

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	
		Will waste be recovered in other ways for other uses?	
		Will it increase waste going to landfill?	
		Will it encourage the re-use and recycling of aggregates?	
	5. Reduce contributions to climate change and localised air pollution.		Will it lead to an increased proportion of energy needs being met from renewable sources?
			Will it reduce the emissions of greenhouse gases by reducing energy consumption?
			Will it improve air quality?
			Will it reduce traffic volumes?
			Will it support travel by means other than single occupancy car?
	6. To adapt to climate change and avoid, reduce and manage flood risk.		Will it increase risk of flooding?
Will it contribute to a higher risk elsewhere?			
Will it attenuate the flow and run off of water?			
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	Will it protect, maintain and enhance sites designated for their nature conservation interest?	
		Will it conserve and enhance species, diversity and green infrastructure and avoid harm to protected species?	
		Will it promote and conserve geodiversity?	
	8. Protect, enhance and increase Green Infrastructure in the District.		Will it protect the districts infrastructure?
			Will it enhance the districts infrastructure?
			Will it facilitate the creation of new Green Infrastructure which will improve links and corridors between open space?
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	Will it maintain and enhance the distinctiveness of landscape and townscape character?	
		Will it maintain and enhance the character of settlements?	
		Will it protect and enhance open spaces of amenity and recreational value?	
	10. Conserve and where appropriate enhance the historic environment.		Will it protect or enhance (designated) heritage assets?
			Will it protect or enhance the significance and setting of (designated) heritage assets?
Population and human health	11. Improve the health and well being of the population.	Will it reduce early death rates?	
		Will it increase life expectancy?	
		Will it improve access to essential services such as health facilities?	

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions
		Will it encourage healthy lifestyles, including travel and food choices? Will it help the population to move more, eat well and live longer?
	12. Reduce and prevent crime	Will it reduce levels of crime?
	13. Improve the quality and quantity of publicly accessible open space.	Will it improve accessibility to open space?
		Will it improve the quality, quantity and multi functionality of accessible open space?
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	Will it improve accessibility to key local services and facilities, including health, education and leisure?
		Will it improve accessibility to shopping facilities?
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	Will it address the Indices of Multiple Deprivation and the underlying indicators?
		Will it improve accessibility to essential services and facilities?
		Will it improve relations between people from different backgrounds and social groups?
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	Will it support the range of housing types and sizes, including affordable to meet the needs of all sectors in the community?
		Will it reduce the number of unfit homes?
		Will it reduce housing need?
Will it meet the needs of the travelling community?		
Economic Activity	17. Increase the vitality and viability of existing town centres.	Will it increase vitality of existing town centres?
		Will it increase viability of existing town centres?
		Will it provide for the needs of the local community?
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Will it support and improve education?
		Will it encourage employment and reduce employment overall?
		Will it improve access to employment?
		Will it improve access to employment by means other than single occupancy car?
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	Will it improve business development and enhance competitiveness?
		Will it make land and property available for business development?
Will it support sustainable tourism?		

Table 4.1 Sustainability Appraisal Objectives

Comments received on the SA Scoping Report

4.14 The SA Scoping Report was consulted on for six weeks in April 2013.

4.15 Statutory organisations made comments on the Scoping Report and all comments can be seen in Appendix 8 of the updated Scoping Report .

4.16 Where possible comments have been taken on board during the preparation of this Interim SA Report.

5 Next Steps

5.1 This is an Interim SA Report and assesses the strategic options for the emerging Local Plan. The process of assessing Local Plan policies and site allocations will continue at the Preferred Options stage and will take account of comments received from this public consultation. The results of the public consultation will inform the next iteration of the SA.

5.2 These findings will be published in the next stage of the SA that will accompany the Local Plan Preferred Options document. This will also include any additional appraisal work in relation to any significant amendments that may be made to the emerging Local Plan.

6 Appraisal of Strategic Options

6.1 The following qualitative assessment scale will be used within the matrix tables:

Key	
In conformity / very positive effects	++
or positive effects	+
Partially in conformity / possible some conflict constraints identified	+/-
In conflict / very negative effects	--
or negative effects	-
Not relevant or neutral effects	0
Insufficient information available or uncertain effects	?

Table 6.1 Key

- ST: Short Term = 0 - 5 years
- MT: Medium Term = 5 -10 years
- LT: Long Term = over 10 years

7 Housing

Housing

Issue 1 Growth Scenarios (2011-2031)

Options	Option 4:	Option 5:	Option 6:	Impact Dimensions			Commentary	Mitigation
	634 (total growth 12, 680)	699 (total growth 13, 980)	770 (15,400)	Temporal Effects	Geographic areas likely to be effected			
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MLJ	Perm/Temp	District		
SA Objectives								
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	--	--	--	ST-LT	P	District	Irreversible loss is inevitable in all options if development is located on greenfield land. A higher housing target could result in increased level of greenfield land.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner.

Options	Option 4:	Option 5:	Option 6:	Impact Dimensions			Commentary	Mitigation
	634 (total growth 12, 680)	699 (total growth 13, 980)	770 (15,400)	Temporal Effects		Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MLT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	More settlements in the strategy could potentially increase the adverse impacts on, and to water quality and waste water treatment required. Areas within the district have already been noted as having current capacity constraints within the period of up to 2026 where additional resources will be required. Higher housing numbers may result in an increased need for water resources.	Develop policies to ensure that development is designed in a sustainable manner.
4: Minimise the production of waste and support the recycling of waste.	0	0	0	N/A	N/A	N/A	New households will produce additional waste. Exact impact may depend on arrangements for recycling and composting.	
5. Reduce contributions to climate change and localised air pollution.	+/-	+/-	+/-	ST-LT	P	Locally	New development is likely to result in increased car journeys, and add to greenhouse gas emissions.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.
6. To adapt to climate change and avoid, reduce and manage flood risk.	+/?	+/?	+/?	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding events in the UK and	Locally/ District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. Overall, increase surface water runoff will be generated as greenfield land is developed. However, the District has amongst the lowest rainfall in the UK, and the new developments will increase the pressure on the water supply infrastructure.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.

Options	Option 4:	Option 5:	Option 6:	Impact Dimensions			Commentary	Mitigation
	634 (total growth 12, 680)	699 (total growth 13, 980)	770 (15,400)	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	STMTLJ	Perm/Temp			
SA Objectives								
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-		climate change impacts.		The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. The district has a wealth of areas that are high in biodiversity, such as The Brecks and other areas to the west and south west of the district. However, the higher number of dwellings required, results in increased need for greenfield land.	There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design. Appropriate mitigation would be required to avoid any significant impacts. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing on brownfield sites first.

Options	Option 4: 634 (total growth 12, 680)	Option 5: 699 (total growth 13, 980)	Option 6: 770 (15,400)	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SMMLJ	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
8. Protect, enhance and increase Green Infrastructure in the District.	?	?	?	MT-LT	P	Locally/District	Housing development can help improve opportunities to protect, enhance and increase green infrastructure.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+/-	ST-LT	P	Locally	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. In addition, the precise impact of the greenfield development will depend on its location. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity. However, the higher number of dwellings required, results in increased potential to impact upon landscape and townscape quality.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character.
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+/-	ST-LT	P	Locally	The precise impact of the development will depend on its location. However, the higher number of dwellings required, results in increased potential to impact upon historic environment.	Specific policies which have regard to designated and undesignated heritage assets.
11. Improve the health and well being of the population.	+/?	+/?	+/?	MT-LT	P	Locally	New development can improving access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	+/?	+/?	+/?	MT-LT	P	Locally	New development can design out crime and have a positive effect on these locations.	Specific policies on new development should ensure good design and

Options	Option 4:	Option 5:	Option 6:	Impact Dimensions			Commentary	Mitigation
	634 (total growth 12, 680)	699 (total growth 13, 980)	770 (15,400)	Temporal Effects		Geographic areas likely to be effected		
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SMMLJ	Perm/Temp	Locally / District-wide / Beyond LA boundary		
Effects								
SA Objectives								
13. Improve the quality and quantity of publicly accessible open space.	+	+	++	MT-LT	P	Locally	All development should contribute to the provision of open space. In principle, a higher housing number may result in an increased level of open space provision, or financial contribution to off site open space provision.	promote designing out crime.
14. Improve the quality, range and accessibility of essential services and facilities.	+	+	+	MT	P	Locally	Development provides the opportunity to provide appropriate infrastructure to access essential services and facilities. However, this will depend on location of development.	Policies on new developments should encourage sustainability of locations.
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	+	+	ST-MT	Temp May be difficult to sustain as communities change.	Locally	A higher housing number would enable the provision of a mix of good quality housing for all and meet a larger amount of Breckland un-met need and contribute to redressing inequalities.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+/?	+	++	ST-LT	P	Locally	The provision of new housing is likely to have a positive impact on affordability. A higher housing target could result in increased level of affordable dwellings, and or increased variety of size and tenure. Option 4: Whilst low housing growth may have a positive impact it may not meet the housing needs of Breckland and therefore will have a significant	

Options	Option 4: 634 (total growth 12, 680)	Option 5: 699 (total growth 13, 980)	Option 6: 770 (15,400)	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Temporal Effects			
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		SMMLT	Perm/Temp	Locally / District-wide / Beyond LA boundary	
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect					
17. Increase the vitality and viability of existing town centres.	+	+	+	MT-LT	P	Locally	<p>negative effect on the objective to provide accommodation to meet the needs of different sectors of the community.</p> <p>Option 5: Medium housing growth is likely to offer a balanced approach to housing need, however, may not feel the full objectively assessed needs.</p> <p>Option 6: Whilst high housing growth would enable the provision of a mix of good quality housing for all and meet a larger amount of Breckland un-met need, it is likely to have a significant number of negative impacts on SA objectives, that may be difficult to mitigate against. For example, high housing growth would have a significant negative impact on biodiversity, the natural environment and pollution levels.</p> <p>The provision of new housing is likely to have a positive effect of the vitality and viability of existing town centres, however this will depend on the location.</p>	<p>Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth.</p>

Options	Option 4: 634 (total growth 12, 680)	Option 5: 699 (total growth 13, 980)	Option 6: 770 (15,400)	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
SA Objectives				STMTJ	Perm/Temp	Locally / District-wide / Beyond LA boundary		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	+	MT-LT	P	District	The provision of new housing is likely to have a positive effect on access to employment opportunities, however this will depend on the location.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+/?	+	++	MT	P	District	Option 4: The East of England forecasting model scenario reflects the current post recession economy. This reflects an almost do nothing approach. Option 6: The policy on scenario provides provides the most comprehensive requirement illustrating a high employment space requirement. Overall, the Employment Growth Study (2013) shows that there is currently a surplus of land available within the district.	To enable rural access for all the public transport access would need to be improved in some areas.

Table 7.1 Housing Growth

Issue 2 Affordable Housing and Other Forms of Housing Needs

Options	Option 8: 40% as Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
SA Objectives								ST/MLT
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+/-	+/-	+	ST-LT	P	District	Option 8: Option 8 remains that of the adopted Core Strategy and would have impact between that of options 9 & 10. Option 9: Provision of high levels of affordable housing may make some sites non viable, particularly those in brownfield location which may be more costly to develop. As such, this may lead to greater pressure on greenfield sites, which would not minimise the loss of undeveloped land. Option 10: A lower range of affordable housing would allow a wider range of sites to be viable for housing.	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. Overall, this will not be significantly effected by the levels of affordable housing.

Options	Impact Dimensions			Commentary	Mitigation		
	Option 8: 40% as Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy			Temporal Effects	Geographic areas likely to be effected
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				
SA Objectives							
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	ST-LT P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. Overall, this will not be significantly effected by the levels of affordable housing.	Develop policies to ensure that development is designed in a sustainable manner.
4. Minimise the production of waste and support the recycling of waste.	O	O	O	N/A	N/A	New households will produce additional waste. Exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly effected by the levels of affordable housing.	
5. Reduce contributions to climate change and localised air pollution.	O	O	O	N/A	N/A	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. Overall, this will not be significantly effected by the levels of affordable housing.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	O	O	O	N/A	N/A	The impact is dependant on the location, rather than the tenure of development.	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+	MT-LT P	Locally	Option 8: This option would have the same negative impacts as option 9, though would be on a more limited scale.	There may be tension between the districts biodiversity and socio-economic needs of the district.

Options	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SM/MT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
8. Protect, enhance and increase Green Infrastructure in the District.	+/-	+/-	+	MT-LT	P	Locally	<p>Option 8: This option would have the same negative impacts as option 9, though would be on a more limited scale.</p> <p>Option 9: Provision of high levels of affordable housing may result in developer money not being on other areas such as (provision of services & facilities, open space, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements).</p> <p>Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented.</p>	<p>Appropriate policy protection should be afforded to mitigate against the loss of biodiversity and geodiversity.</p> <p>Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing on brownfield sites first.</p>

Options	Impact Dimensions			Commentary	Mitigation		
	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy				
						Temporal Effects	Geographic areas likely to be effected
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				
SA Objectives	STMT/	Perm/Temp	Locally / District-wide / Beyond LA boundary				
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+	MT-LT P	Locally	Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented. Option 8: This option would have the same negative impacts as option 9, though would be on a more limited scale. Option 9: Provision of high levels of affordable housing may result in developer money not being on other areas such as (provision of services & facilities, open space, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements). Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape and townscape character.
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+	MT-LT P	Locally	Option 8: This option would have the same negative impacts as option 9, though would be on a more limited scale. Specific policies which have regard to designated and undesignated heritage assets.	

Options	Option 8: 40% as per 2009 Breckland adopted Core Strategy		Option 9: Higher than Breckland 2009 adopted Core Strategy		Option 10: Lower contribution than 2009 Breckland adopted Core Strategy		Impact Dimensions			Commentary	Mitigation	
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	STMT/	Perm/Temp	Locally / District-wide / Beyond LA boundary			
SA Objectives												
11. Improve the health and well being of the population.		+/-	+	-/?	MT-LT	P	District wide			Option 9: Provision of high levels of affordable housing may result in developer money not being on other areas such as (provision of services & facilities, open space, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements).		Specific policies on new development should encourage modal shift.
										Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented.		
										Option 8: This level of affordable housing would not fully meet Brecklands need, so may continue to contribute to social disparities. However, development with 40% affordable housing would continue to contribute as per the adopted Core Strategy requirements.		
										Option 9: Provision of high levels of affordable housing would help meet a significant social need.		
										Option 10: Under provision of affordable housing would increase social and economic disparities, reducing the health and well being of the population.		

Options	Effects	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions			Commentary	Mitigation		
					Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect			Temporal Effects	Geographic areas likely to be effected
12. Reduce and prevent crime		+	+	+/-	MT-LT	P	Locally	Increased access to improved, secure, affordable housing and wider environment through increased affordable housing schemes can create community cohesion and a sense of ownership. This can reduce crime and improve peoples personal sense of security.	Specific policies on new development should ensure good design and promote designing out crime.		
13. Improve the quality and quantity of publicly accessible open space.		+/-	-/?	+	MT-LT	P	Locally	Option 8: This option would have the same negative impacts as option 9, though would be on a more limited scale. Option 9: Provision of high levels of affordable housing may result in developer money not being on other areas such as (provision of services & facilities, open space, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements). Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented.			
14. Improve the quality, range and accessibility of essential services and facilities.		?	+/-	+/-	MT-LT	P	Locally	Option 8: This option aims to strike a balance between providing enough affordable housing in locations that are convenient to services and public transport. Detailed impacts depend on how individual sites are identified and developed.			

Options	Effects	SA Objectives	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions	Commentary	Mitigation		
						Temporal Effects				
						S/M/I/L	Perm/Temp	Geographic areas likely to be effected		
								Locally / District-wide / Beyond LA boundary		
			Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				Option 9: Provision of high levels of affordable housing may result in developer money not being spent on other areas such as (provision of services & facilities, open space, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements, renewable energy). Additionally, residents of affordable housing may be less likely to own cars and more likely to use public transport than residents of market housing. However a high requirement for affordable housing may make sites near existing services, particularly brownfield sites, non-viable: providing large quantities of affordable homes in Greenfield sites could cause problems if these sites are not located close to amenities and with good public transport access.	
			Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				Option 10: A low requirement for affordable homes would allow developers to fund other types of benefits (as above). The details of this would depend on how other policies are implemented. However, a low requirement for affordable homes may allow a wider range of sites to be viable, including brownfield sites near existing services and good public transport that could help to reduce the need to travel.	

Options	Option 8: 40% as Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions			Commentary	Mitigation
				Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				ST/MT	Perm/Temp
SA Objectives								
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+/-	+	-	S/T-LT	P	Locally	<p>Option 8: This level of affordable housing would not fully meet the need for such housing, so would continue existing problems associated with inadequate housing.</p> <p>Option 9: A higher proportion of affordable housing is likely to improve inequalities of those on lower incomes and, by association, those experiencing health problems. There is a clear link between the provision of affordable housing and health and well being.</p> <p>Option 10: Under-provision of affordable housing is likely to exacerbate problems of amongst people on lower incomes etc.</p>	

Options	Impact Dimensions			Commentary	Mitigation		
	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy			Temporal Effects	Geographic areas likely to be effected
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				
SA Objectives							
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	++	+/-	S/T-LT P	Locally	<p>Option 8: This level of affordable housing would help to provide a significant amount of needed housing. Past trends suggest that this level is viable on some schemes in the district. However this still would not provide all of the affordable housing needed.</p> <p>Option 9: Higher affordable housing threshold would assist towards the districts affordable housing need. However, a higher affordable housing threshold may make some housing developments un-viable, so reducing the overall level of housing construction.</p> <p>Option 10: Under-provision of affordable housing is likely to exacerbate problems of overcrowding, poor housing quality, and therefore health problems, particularly amongst people on lower incomes. However, a lower level of affordable housing would allow a wider range of sites to be viable for housing, and so may encourage an overall larger number of homes to be built.</p>	
17. Increase the vitality and viability of existing town centres.	O	O	O	N/A	N/A	This will not be significantly effected by the level of affordable housing.	

Options	Option 8: 40% as per 2009 Breckland adopted Core Strategy	Option 9: Higher than Breckland 2009 adopted Core Strategy	Option 10: Lower contribution than 2009 Breckland adopted Core Strategy	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects				
				STMTJ	Perm/Temp	Geographic areas likely to be effected		
Effects								
SA Objectives								
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+/?	+/?	-	MT-LT	P	Beyond LA boundary	Option 8 & 9: Without a specified proportion of the affordable housing going to intermediate development, it is not clear whether this level of affordable housing will benefit employers by providing accommodation for needed workers. However generally higher levels of affordable housing are more likely to ensure that a wide range of workforce is available to employers in convenient locations.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+/?	+/?	-	MT-LT	P	Beyond LA boundary	Option 8 & 9: The stability provided by increased level of affordable housing may make the District more attractive as a labour base for employers, who would be able to tap in to an increased labour market. Option 10: The level of housing is unlikely to provide enough accommodation for needed workers who would otherwise not be able to afford market costs in the district.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.

Table 7.2

Specific type and tenure mix

Options	Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
			Temporal Effects	Geographic areas likely to be effected	Permitting / Temp		
Effects	Predicted Direct Effect	Predicted Direct Effect	ST/MLT	Permitting / Temp	Geographic areas likely to be effected	Commentary	Mitigation
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	ST/MLT	Permitting / Temp	Geographic areas likely to be effected	Commentary	Mitigation
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+/-	+	ST-LT	P	District	Option 11: Specifications on housing mix may make some sites non viable, particularly brownfield sites which may be more costly to develop. As such, this may lead to greater pressure on greenfield sites, which would not minimise the loss of undeveloped land. Option 12: No specifications on housing mix would allow a wider range of sites to be viable for housing and therefore less pressure on greenfield land.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	0	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. Overall, this will not be significantly effected by housing mix specifications.	Develop policies to ensure that development is designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	0	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner.
4: Minimise the production of waste and support the recycling of waste.	0	0	0	N/A	N/A	New households will produce additional waste. Exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly effected by tenure mix specifications.	
5. Reduce contributions to climate change and localised air pollution.	+/-	+/-	ST-LT	P	Locally	New development is likely to result in increased car journeys, and add to greenhouse gas emissions.	

Options	Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	SA Objectives		
			ST/MT/LT	Perm/Temp			
6. To adapt to climate change and avoid, reduce and manage flood risk.	+/?	+/?	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding events in the UK and climate change impacts.	Locally/ District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. Overall, increased surface water runoff will be generated as greenfield land is developed. However, the District has amongst the lowest rainfall in the UK, and the new developments will increase the pressure on the water supply infrastructure.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	-	+	MT-LT	P	Locally	The exact impact depends on locations. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. Option 11: Specifications on housing mix may make some sites non viable, particularly brownfield sites which may be more costly to develop. As such, this may lead to greater pressure on greenfield sites and therefore greater pressure on biodiversity and geodiversity. Option 12: No housing mix specifications would result in more housing developments being viable and therefore less pressure on greenfield sites and therefore less pressure on biodiversity and geodiversity.	There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to mitigate against the loss of biodiversity and geodiversity. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts

Options	Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
			STMT/	Perm/Temp			
SA Objectives							
8. Protect, enhance and increase Green Infrastructure in the District.	-	+	MT-LT	P	Locally	<p>Option 11: Housing mix specifications may result in less housing developments being viable and therefore developer money not being on other areas such as (provision of services, Green Infrastructure, design, landscape, biodiversity & geodiversity improvements).</p> <p>Option 12: No housing mix specifications would result in more housing developments being viable and would increase the likelihood of that contributions towards Green Infrastructure could be sought.</p>	could be avoided in the short term by developing on brownfield sites first.
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	-	+	MT-LT	P	Locally	<p>Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. In addition, the precise impact of the greenfield development will depend on its location.</p> <p>Option 11: Specifications on housing mix may make some sites non viable, particularly brownfield sites which may be more costly to develop. As such, this may lead to greater pressure on greenfield sites and therefore greater pressure on landscape and townscape character.</p> <p>Option 12: No housing mix specifications would result in more housing developments being viable and therefore less pressure on greenfield sites and therefore less pressure on landscape and townscape character.</p>	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape and townscape character.

Options		Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected				
SA Objectives				SM/MT/PT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
10. Conserve and where appropriate enhance the historic environment.	-	+		MT-LT	P	Locally	The precise impact of the development will depend on its location. However, the higher number of dwellings required, results in increased potential to impact upon historic environment. Option 11: Specifications on housing mix may make some sites non viable, particularly brownfield sites which may be more costly to develop. As such, this may lead to greater pressure on greenfield sites and therefore greater pressure on the historic environment. Option 12: No housing mix specifications would result in more housing developments being viable and therefore less pressure on greenfield sites and therefore less pressure on the historic environment.	Specific policies which have regard to designated and undesignated heritage assets.
11. Improve the health and well being of the population.	+	-/?		MT-LT	P	Locally	Option 11: Specifications on housing mix is likely to improve health and wellbeing of the population through providing the housing mix appropriate for people's needs. Option 12: Not specifying a housing mix may have a negative impact upon health and well being through not providing an appropriate housing mix for people's needs.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	0	0		N/A	N/A	N/A	New development can design out crime and have a positive effect on these locations. However, housing mix specifications will have no obvious effects.	
13. Improve the quality and quantity of publicly accessible open space.	-/?	+		MT-LT	P	Locally	Option 11: Housing mix specifications may result in less housing developments being viable and would therefore reduce the likelihood that developer could make a contribution towards publicly accessible open space.	

Options	Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
			Temporal Effects	Geographic areas likely to be effected	SA Objectives		
Effects	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
14. Improve the quality, range and accessibility of essential services and facilities.	-/?	+	MT-LT	P	Locally	Option 11: Housing mix specifications may result in less housing developments being viable and would therefore reduce the likelihood that developer could make a contribution towards services and facilities. Option 12: No housing mix specifications would result in more housing developments being viable and therefore allow developers to make a contribution towards services and facilities.	
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	-	ST-LT	P	Locally	Option 11: Specifications on housing mix is likely to improve inequalities of those on lower incomes and, by association, those experiencing health problems by ensuring that people have access to appropriate housing tenure to suit their needs. Option 12: Not specifying a housing mix is likely to exacerbate problems amongst people on lower incomes.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	-	S/T-LT	P	Locally	Option 11: Housing mix specifications would assist towards ensuring all groups have access towards affordable, decent and appropriate housing that meets their needs. Option 12: No housing mix specifications means that housing developments are less likely to meet people's housing needs.	
17. Increase the vitality and viability of existing town centres.	0	0	N/A	N/A	N/A	This will not be significantly effected by the mix of housing.	
18. Help people gain access to satisfying work appropriate	+	-	MT-LT	P	Beyond LA boundary	Option 11: Housing mix specifications would assist towards ensuring all groups have access towards appropriate housing that meets their needs for access to work.	The district has a decreasing economically

Options	Option 11: Specify tenure mix	Option 12: Continue with current approach	Impact Dimensions			Commentary	Mitigation
			Temporal Effects	Geographic areas likely to be effected			
Effects	Predicted Direct Effect	Predicted Direct Effect	SM/MT/PT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives							
to their skills, potential and place of residence.						Option 12: No housing mix specifications means that housing developments are less likely to meet needs for appropriate housing for access to work.	active population so need to attract economically active population would need to be encouraged.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	-	MT-LT	P	Beyond LA boundary	Option 11: Housing mix specifications would assist towards ensuring all groups have access towards appropriate housing that meets their needs for access to work, which helps business. Option 12: No housing mix specifications means that housing developments are less likely to meet needs for appropriate housing for access to work, which potentially harms business	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.

Table 7.3

Specialist Housing

Options	Option 13: Requirement for transport links, accessible local shops, safe environment	Option 14: Local need and the market only	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	SMILT	Perm/Temp			
SA Objectives							
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+/-	+/-	ST-LT	P	District-wide	Irreversible loss is inevitable in both options if development is located on greenfield land. More loss of greenfield land is more likely with option 14 because of the more flexible approach in permitting new development. However, the scale of specialist housing developments are likely to be very limited in nature.	Develop policies to prioritise previously developed land.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	ST-LT	P	Beyond LA boundary	Increased water consumption is likely in both options. Increased water consumption is more likely with option 14 because of the more flexible approach in permitting new development, meaning more housing is likely to come forward. However, the scale of specialist housing developments are likely to be very limited in nature, so impact upon water consumption will be minimal.	Develop policies to ensure that development is designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	ST-LT	P	Beyond LA boundary	Both options could potentially increase the adverse impacts on and water quality and waste water treatment. This is more likely with option 14 because of the more flexible approach in permitting new development. However, the scale of specialist housing developments are likely to be very limited in nature, so impact upon this objective will be minimal.	Develop policies to ensure that development is designed in a sustainable manner.

Options	Option 13: Requirement for transport links, accessible local shops, safe environment	Option 14: Local need and the market only	Impact Dimensions			Commentary	Mitigation	
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected
Effects			ST/MT/PT	Perm/Temp				
4: Minimise the production of waste and support the recycling of waste.	0	0				New developments will produce additional waste. Exact impact may depend on arrangements for recycling and composting.		
5: Reduce contributions to climate change and localised air pollution.	+/-	+/-	ST-LT	P	Locally / District	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. This is more likely with option 14 because of the more flexible approach in permitting new development and because it is more likely to result in housing in locations that do not have good access to services and facilities. However, the scale of specialist housing developments are likely to be very limited in nature, so impact upon this objective will be minimal.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.	
6: To adapt to climate change and avoid, reduce and manage flood risk.	+/?	+/?	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding events in the UK and	Locally/District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. Overall, increase surface water runoff will be generated as greenfield land is developed. However, the District has amongst the lowest rainfall in the UK, and the new developments will increase the pressure on the water supply infrastructure.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.	

Options	Option 13: Requirement for transport links, accessible local shops, safe environment		Option 14: Local need and the market only		Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Temporal Effects			
						SM/MT	Perm/Temp		
SA Objectives					Locally / District-wide / Beyond LA boundary	climate change impacts.			
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-		+/-	MT-LT	Locally/ District			<p>The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. Impact upon biodiversity and geodiversity is more likely with option 14 because of the more flexible approach in permitting new development. However, the scale of specialist housing developments are likely to be very limited in nature, so impact will be minimal.</p> <p>There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design.</p> <p>Appropriate mitigation would be required to avoid any significant impacts. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing on brownfield sites first.</p>	

Options	Option 13: Requirement for transport links, accessible local shops, safe environment	Option 14: Local need and the market only	Impact Dimensions			Commentary	Mitigation	
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected
8. Protect, enhance and increase Green Infrastructure in the District.	0	0				Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure. However, the limited amount of development both of these options would entail means that there would likely be limited impact on Green Infrastructure.		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	ST-LT	P	Locally	Overall, the development of any area of undeveloped land has the potential to effect landscape character. This is more likely with option 14 because of the more flexible approach in permitting new development. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity. However, specialist housing developments are likely to be very limited in nature, so impact will be minimal	There may be tension between the district's landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character	
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	ST-LT	P	Locally	The exact impact depends on location. Impact upon the historic environment is more likely with option 14 because of the more flexible approach in permitting new development. However, the scale of specialist housing developments are likely to be very limited in nature, so impact will be minimal	Specific policies which have regard to designated and undesignated heritage assets.	
11. Improve the health and well being of the population.	+	-/?	ST-LT	P	Locally	Option 13 requires specialist housing developments to be in safe environments and that consideration should be given to the provision of health care, which shall help contribute to the objective of improving health		

Options	Option 13: Requirement for transport links, accessible local shops, safe environment	Option 14: Local need and the market only	Impact Dimensions			Commentary	Mitigation		
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected	
					SMILT				Perm/ Temp
Effects	SA Objectives								
12. Reduce and prevent crime	+	-/?	MT-LT	P	Locally	and well being. Option 14 has no regard to safe environments or health care			
13. Improve the quality and quantity of publicly accessible open space.	0	0	N/A	N/A	N/A	Option 13 requires specialist housing developments to be in safe environments, which contribute towards the prevention of crime. Option 14 has no regard to safe environments			
14. Improve the quality, range and accessibility of essential services and facilities.	+	-/?	MT	P	Locally	The amount of development will likely be too limited to contribute to open space provision and/or enhancement.			
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	-/?	MT-LT	P	Locally	Option 13 requires specialist housing developments to have convenient access to local shops, this helps improve the accessibility of essential services and facilities. Option 14 does not have regard to local shops and services			
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+	ST-LT	P	Locally	Option 13 will have more regard to equal access to local services and facilities, which shall have a positive impact upon the objective. Option 14 has less regard to this	Provision of specialist housing will improve access to affordable, decent and appropriate housing which meets people's needs.		

Options	Option 13: Requirement for transport links, accessible local shops, safe environment		Option 14: Local need and the market only		Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Permitting			
						SM/MT	Temp		
SA Objectives									
17. Increase the vitality and viability of existing town centres.	0	0	0	N/A	N/A	N/A	N/A	Neither of the options necessarily directs development towards town centres, so therefore both options will likely have no impact upon the vitality and viability of town centres	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	0	0	0	N/A	N/A	N/A	N/A	Neither of the options necessarily directs development towards areas which will help people gain access to satisfying work appropriate to their skills, potential and place of residence	
19. Improve the efficiency, competitiveness and adaptability of the local economy.	0	0	0	N/A	N/A	N/A	N/A	No obvious effects upon this objective from either option	

Table 7.4

Housing

Issue 3 Gypsies, Travellers and Travelling Showpeople Provision

Site Size

Options	Option 15: Generally no more than 15 pitches	Option 16: Flexible approach	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
SA Objectives			SMTLT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	0	0	N/A	N/A	N/A	Irreversible loss is inevitable in both options if development is located on greenfield land. However, the options are addressing the configuration of sites rather than the number of sites, so will have no obvious effects upon the objective.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	0	N/A	N/A	N/A	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. However, the options are addressing the configuration of sites rather than the number of sites, so will have no obvious effects upon the objective.	
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	0	N/A	N/A	N/A	Higher housing numbers may result in an increased need for water resources. However, the options are addressing the configuration of sites rather than the number of sites, so will have no obvious effects upon the objective.	
4: Minimise the production of waste and support the recycling of waste.	0	0	N/A	N/A	N/A	New households will produce additional waste. However, the options are addressing the configuration of sites rather than the number of sites. Exact impact may depend on arrangements for recycling and composting.	

Options	Option 15: Generally no more than 15 pitches	Option 16: Flexible approach	Impact Dimensions			Commentary	Mitigation	
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected
					SMMIT			Perm/ Temp
Effects								
SA Objectives								
5. Reduce contributions to climate change and localised air pollution.	0	0	N/A	N/A	N/A	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. However, the options are addressing the configuration of sites rather than the number of sites, so will have no obvious effects upon the objective.		
6. To adapt to climate change and avoid, reduce and manage flood risk.	0	0	N/A	N/A	N/A	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. However, the options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	0	0	N/A	N/A	N/A	The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. The district has a wealth of areas that are high in biodiversity such as The Brecks and other areas to the west and south west of the district. However, the options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.		
8. Protect, enhance and increase Green Infrastructure in the District.	0	0	N/A	N/A	N/A	Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure. However, the options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective		

Options	Option 15: Generally no more than 15 pitches	Option 16: Flexible approach	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
			S/M/L/T	Perm/Temp			
SA Objectives							
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	0	0	N/A	N/A	N/A	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. However, the options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
10. Conserve and where appropriate enhance the historic environment.	0	0	N/A	N/A	N/A	The precise impact of the development will depend on its location.	
11. Improve the health and well being of the population.	+	-/?	MT-LT	P	Locally	Option 15 requires sites to be generally no more than 15 sites, which government guidance says is most likely to achieve sites with a comfortable environment easy to manage. This will help improve the well being of the population	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	+	-/?	MT-LT	P	Locally	Making adequate provision for sites reduces the need for unauthorised encampments. Option 15 requires sites to be generally no more than 15 sites, which government guidance says is most likely to achieve sites with a comfortable environment easy to manage.	Specific policies on new development should ensure good design and promote and promote designing out crime.
13. Improve the quality and quantity of publicly accessible open space.	0	0	N/A	N/A	N/A	All development should contribute to the provision of open space.	

Options	Option 15: Generally no more than 15 pitches	Option 16: Flexible approach	Impact Dimensions			Commentary	Mitigation	
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected				
					SM/MT			Perm/Temp
Effects								
SA Objectives								
	14. Improve the quality, range and accessibility of essential services and facilities.	0	0	N/A	N/A	N/A	The options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	0	0	N/A	N/A	N/A	The options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	0	0	N/A	N/A	N/A	The options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
	17. Increase the vitality and viability of existing town centres.	0	0	N/A	N/A	N/A	The options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	0	0	N/A	N/A	N/A	The options are addressing the configuration of sites rather than the number of sites or location, so will have no obvious effects upon the objective.	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	-/?	MT-LT	P	Locally	Establishing pitch and plot definitions that meet the needs of the travelling community informs site provision that allows for the operation of their businesses.	The district has a decreasing economically active population so need to attract economically active population would need to

Options	Option 15: Generally no more than 15 pitches	Option 16: Flexible approach	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Permit / Temp		
SA Objectives							
							be encouraged.

Table 7.5
Location for Gypsy and Traveller Provision

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
Effects	SA Objectives	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary	ST/MT/LT	P	District	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	--	--	-/?	District	ST-LT	P	District	Irreversible loss is inevitable in all options if development on greenfield land. However, focusing development where there is an already existing demand (Option 19) may result in utilising existing private or temporary sites which could be brownfield land. As a result this would reduce the use of undeveloped land.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	District	ST-LT	P	District	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	District	ST-LT	P	District	More settlements in the strategy could potentially increase the adverse impacts on and water quality and waste water treatment required.

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
				ST/MT/LT	Perm/Temp			
Effects	SA Objectives							
4: Minimise the production of waste and support the recycling of waste.	O	O	O	N/A	N/A	N/A	New households will produce additional waste. Exact impact may depend on arrangements for recycling and composting. However, authority sites allow for access to the Councils waste disposal and recycling services.	
5. Reduce contributions to climate change and localised air pollution.	?	++	-/?	MT-LT	P	Locally	Option 17: This could result in unsustainable locations which also do not meet the needs of the Gypsy and Traveller community which could result in increased car journeys, and add to greenhouse gas emissions.	Policies which encourage sustainable locations and transport which would help improve air quality and contributions to climate change.
6. To adapt to climate change and avoid, reduce and manage flood risk.	+	+	+	ST-MT	Perm?	Locally/ District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing.	Identifying locations for pitch provision away from the areas at risk from flooding.

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects	SA Objectives	ST/MT/LT	Perm/Temp				Locally / District-wide / Beyond LA boundary	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-	MT-LT	P	Locally/ District	<p>The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. The district has a wealth of areas that are high in biodiversity such as The Brecks and other areas to the west and south west of the district.</p> <p>Sites put forward for each of the options may be located in environmentally sensitive locations and therefore not suitable for development.</p> <p>There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design. Additionally, requiring site assessment to consider local, national and international sites, local nature reserves and SSSI's - over all environmental considerations.</p>	
8. Protect, enhance and increase Green Infrastructure in the District.	?	?	?	MT-LT	P	Locally/ District	<p>Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure.</p>	

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
				Temporal Effects		Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+/-	ST-LT	P	Locally	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character.
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+/-	ST-LT	P	Locally	The precise impact of the development will depend on its location.	Specific policies which have regard to designated and undesignated heritage assets.

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect				ST/MT/LT	Perm/Temp
SA Objectives								
11. Improve the health and well being of the population.	+/?	++	+/?	MT-LT	P	Locally	<p>New development can improve access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect.</p> <p>Option 17: This could result in unsustainable locations which also do not meet the needs of the Gypsy and Traveller community. However, sites would need to be judged against criteria to ensure that they have access to an appropriate range of services and amenities.</p> <p>Option 18: This approach is based on allocating pitches between the settlements in the district in accordance with those settlements that have a higher proportions of services. This would focus the population into, or near settlements where there is a greater concentration of services and amenities, therefore reduce the need to travel.</p> <p>Option 19: This approach would mean that additional pitches would be provided where these communities are already established. Being in such proximity could be beneficial for families and extended families by causing less disruption.</p>	Specific policies on new development should be sustainable locations and encourage modal shift.

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
				Temporal Effects		Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
12. Reduce and prevent crime	+/?	+/?	+/?	MT-LT	P	Locally	Making adequate provision for sites reduces the need for unauthorised encampments. Making provision for sites in appropriate locations contributes to a safe and secure environment.	Specific policies on new development should ensure good design and promote designing out crime.
13. Improve the quality and quantity of publicly accessible open space.	+	+	+	MT-LT	P	Locally	All development should contribute to the provision of open space. In principle, a higher housing number may result in an increased level of open space provision, or financial contribution to off site open space provision.	
14. Improve the quality, range and accessibility of essential services and facilities.	+/?	++	+/?	MT	P	Locally	Option 17: This could result in unsustainable locations which also do not meet the needs of the Gypsy and Traveller community. However, sites would need to be judged against criteria to ensure that they have access to an appropriate range of services and amenities. Option 18: This approach is based on allocating pitches between the settlements in the district in accordance with those settlements that have a higher proportions of services. This would focus the population into, or near settlements where there is a greater concentration of services and amenities, therefore reduce the need to travel.	Policies on new developments should encourage sustainability of locations.

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
				ST/MT/LT	Perm/Temp			
Effects	SA Objectives							
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	+	+	ST-MT	Temp May be difficult to sustain as communities change.	Locally	Option 19: This approach would mean that additional pitches would be provided where these communities are already established, which will likely be near services and amenities but this is not guaranteed.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+	+	ST-LT	P	Locally	Making provision for sites in appropriate locations allows access to both recreational, educational and healthcare facilities. The allocation of sites through the DPD process allows for consideration of the safety of access arrangements. Additionally, making adequate provision for sites reduces the need for unauthorised encampments. Making provision for sites in appropriate locations contributes to a safe and secure environment.	
							All three options have potential to accommodate additional Gypsy and traveller needs. However, the method of addressing need takes account of the views of the both the G&T, settled community and appropriate planning policies. Establishing a suitable pitch and plot definition helps ensure that site provision meets the needs of the Travelling Community.	

Options		Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected	
					ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
17. Increase the vitality and viability of existing town centres.		?	+	?	MT-LT	P	Locally	<p>Objective 17: Would not necessarily direct settlements in proximity to town centres.</p> <p>Option 18: This approach is based on allocating pitches between the settlements in the district in accordance with those settlements that have a higher proportions of services. This would focus the population into, or near settlements where there is a greater concentration of services and amenities such as town centres, therefore reduce the need to travel.</p> <p>Objective 19: This approach would mean that additional pitches would be provided where these communities are already established, which will likely be near services and amenities such as in town centres but this is not guaranteed. This objective is therefore uncertain.</p>	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.		+/?	++	+/?	MT-LT	P	District	<p>Sites in sustainable locations offer access to a greater range of opportunities for those seeking employment and access to greater range of customers for those promoting a business (Option 18).</p> <p>Both Option 17 and 19 may not be located in the most sustainable locations to benefit employment opportunities.</p>	<p>The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.</p>

Options	Option 17: Land Availability	Option 18: Proximity to existing services	Option 19: Focusing in areas where there is an existing demand	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Temporal Effects			
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary	
SA Objectives								
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	+	+	MT	P	District	Establishing pitch and plot definitions that meet the needs of the travelling community informs site provision that allows for the operation of their businesses.	To enable rural access for all the public transport access would need to be improved in some areas.

Table 7.6 Gypsies. Travellers and Travelling Community

8 Economy

Issue 4 General Economic Strategies

- Option 1: 3,952 jobs (EEFM - baseline jobs) -Employment Space Requirement - Office (B1a/b): 29,270 & Industrial (B1c/B2/B8): 35,695
- Option 2: (Labour Supply) - Employment Space Requirement - Office (B1a/b): 7,460
- Option 3: (Policy On) - Employment Space Requirement - Office - (B1a/b): 29,850 & Industrial (B1c/B2/B8): 84,760

Options	Option 1: 3,952 Jobs	Option 2: 4,059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
SA Objectives				SMMLJ	Perm/Temp	Locally / Districtwide / Beyond LA boundary		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	?	?	?	ST-LT	P	District	Irreversible loss is inevitable if development is located on greenfield land. However, the pipeline supply of employment land, by comparing estimated demand for B Class uses, reveals that Breckland would have sufficient employment space in quantitative terms up to 2031 to meet the needs arising from all scenarios. As a result the Employment Land Review (2013) recommends rationalising existing sites to ensure that the need is located within the correct locations.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	Increase in development may increase the adverse impacts on and water quality and waste water treatment.	Develop policies to ensure that development is designed in a sustainable manner.

Options		Option 1: 3,952 Jobs	Option 2: 4,059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be affected			
					SM/MT Temp	Locally / Districtwide / Beyond LA boundary			
4: Minimise the production of waste and support the recycling of waste.		O	O	O	N/A	N/A	Development will produce additional waste. Exact impact may depend on arrangements for recycling and composting. No obvious effects.		
5. Reduce contributions to climate change and localised air pollution.		?	?	?	ST-LT	Locally	No direct relevance overall. It is noted, the most likely direct effect on this objective would be related to air pollution - caused by vehicle emissions, where by continued high use of cars to travel, often long distances, limited public transport provision or other sustainable modes of transport and/ or increase in local traffic flows could have a negative effect on air quality and climate change.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.	
6. To adapt to climate change and avoid, reduce and manage flood risk.		+	+	+	ST-MT	Locally/ District	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect flood risk, consideration of other policies and their implementation will apply.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.	

Options	Option 1: 3,952 Jobs	Option 2,4: 059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
				Temporal Effects	Geographic areas likely to be effected	Locally / Districtwide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SM/LJ	Perm/Temp			
SA Objectives								
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	O	O	O	N/A	N/A	N/A	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect natural environment, consideration of other policies and their implementation will apply.	
8. Protect, enhance and increase Green Infrastructure in the District.	O	O	O	N/A	N/A	N/A	No obvious effects.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	O	O	O	N/A	N/A	N/A	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect the landscape quality, consideration of other policies and their implementation will apply.	
10. Conserve and where appropriate enhance the historic environment.	O	O	O	N/A	N/A	N/A	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect the built environment, consideration of other policies and their implementation will apply.	
11. Improve the health and well being of the population.	+/?	+/?	+/?	MT-LT	P	Locally	New development can improving access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	O	O	O	N/A	N/A	N/A	No direct relevance - while there may be a link between employment/jobs, and low crime levels (due to reduced poverty), the employment options here are not considered to have any obvious effects on this objective overall.	

Options	Option 1: 3,952 Jobs	Option 2: 4,059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
SA Objectives	ST/MT	Permi/Temp	Locally / Districtwide / Beyond LA boundary					
13. Improve the quality and quantity of publicly accessible open space.	O	O	O	N/A	N/A	No obvious effects.		
14. Improve the quality, range and accessibility of essential services and facilities.	-	+	++	MT-LT	District/ Locally	A higher range of figures will help to widen the diversity of premises on offer as opposed to only continuing access at key settlements (some rural diversification), focusing or even reducing opportunities for diversification/ job opportunities and a lack of other local provision which would not therefore not improve the current economic footprint. The Employment Land Review (2013) observes the importance of the rural settlements in providing employment space and opportunities for local residents.		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	-	-	+	ST-MT	Locally	A higher level of growth provides increased opportunities for local employment in areas which may be subject to poverty and/or deprivation. The District has few areas of high deprivation, and the most deprived areas are located in Theford. Option 3 therefore would benefit most from the positive inclusive effects of local employment due to the opportunities identified along the A11 corridor.		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	-	+	++	ST-LT	District/ Locally	There is a link between housing needs and employment opportunities to maintain a high economic activity rate and labour supply. In respect to the relationship between employment space requirements and housing growth, the lower overall household growth results in a lower jobs growth figure.		

Options		Option 1: 3,952 Jobs	Option 2,4: 059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Revised Direct Effect	Revised Direct Effect	Temporal Effects	Geographic areas likely to be effected	Commentary	Mitigation	
					SMMLJ	Permi/ Temp			Locally / District-wide / Beyond LA boundary
	17. Increase the vitality and viability of existing town centres.	-	+	++	MT-LT	District/ Locally	Limited economic growth (Option 1 & 2) and continued housing provision would continue out-commuting to other settlements for variety of activities, including work and shopping. Objective 3: Higher economic growth will create more economic opportunities and help increase the vitality and viability of existing town centres.	Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	-	+	++	ST-LT	District/ Local	Option 1: While the 'business as usual' scenario will continue to create opportunities for the District, this is limited to the existing situation of past development trends and potential labour supply factors. This scenario points to a lower level of future economic growth in Breckland than the District has achieved in the recent past, partly reflecting a more pessimistic post- recession economic outlook. Option 2: Limiting economic growth in the District would reduce local skills levels and local labour supply and increase out-commuting, reducing the currently high local economic activity rate, and potentially increasing currently low levels of unemployment in the District. Option 3: Higher economic growth will create more economic opportunities in the districts and takes in to account key priorities for the district as identified in the emerging Local Plan. This option can provide a more balanced approach to the district a whole.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.	

Options	Option 1: 3,952 Jobs	Option 2: 4,059 Jobs	Option 3: 6,186 Jobs	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / Districtwide / Beyond LA boundary		
Effects				SM/MT	Perm/ Temp			
SA Objectives								
19. Improve the efficiency, competitiveness and adaptability of the local economy.	-	+	++	ST-LT	T/P	District/ Local	<p>Higher economic growth will create more economic opportunities in the districts and takes in to account key priorities for the district as identified in the emerging Local Plan. This includes:</p> <ul style="list-style-type: none"> ● Major infrastructure improvements through the dualling of the A11 from Thetford to Fiveways which is expected to deliver significant economic benefits to the District through enhancing Breckland's credentials as a business location. ● Opportunities for further food manufacturing employment growth through potential proposals for a large manufacturer to occupy the ex-Tulip site in Thetford, bringing circa 200 manufacturing/food science industry jobs to the town. ● Opportunities for further accommodation and food services employment growth through potential proposals for a mixed-use development on the Gaymers site in Attleborough and old Cemex site in Dereham. ● Opportunities for further energy and utility employment growth through potential proposals for a Biomss plant in Snetterton. <p>A higher growth level will reflect a higher demand and offer increased local employment opportunities.</p>	

Table 8.1 Economy

Issue 5 Rural Economy

Options	Effects	SA Objectives	Option 20: Re-use of rural building	Option 21: supporting diversification of business in rural areas	Option 22: Promoting improvements to community infrastructure	Option 23: Support and development of key sectors	Impact Dimensions			Commentary	Mitigation		
			Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	SIMILT			Perm/Temp	Locally / District-wide / Beyond LA boundary
			?	?	?	?	?	ST-LT	P	District	Irreversible loss is inevitable if development is located on greenfield land.		
			+/-	+/-	+/-	+/-	+/-	LT	P	District	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner. Taking into account locality and material factors.	
			+/-	+/-	+/-	+/-	+/-	LT	P	District	Increase in development may increase the adverse impacts on and water quality and waste water treatment.	Develop policies to ensure that development is designed in a sustainable manner. Taking into account locality and material factors.	

Options		Option 20: Re-use of rural building	Option 21: supporting diversification of business in rural areas	Option 22: Promoting incentives to commuters infrastructure	Option 23: Support and development of key sectors	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
						SMILT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
	4: Minimise the production of waste and support the recycling of waste.	0	0	0	0	N/A	N/A	N/A	Development will produce additional waste. Exact impact may depend on arrangements for recycling and composting. No obvious effects.	
	5. Reduce contributions to climate change and localised air pollution.	?	?	?	?	ST-LT	P	Locally	Increasing amount of economic activity in the countryside will lead to more vehicle emissions, which will cause an element of air pollution. However, encouraging sustainable transport will help mitigate this negative effect.	Encourage sustainable transport.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	+/-	+/-	+/-	+/-	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding events in the UK and climate change impacts.	Locally/ District	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect flood risk, consideration of other policies and their implementation will apply.	

Options	Option 20: Re-use of rural building	Option 21: supporting diversification of business in rural areas	Option 22: Promoting improvements to community infrastructure	Option 23: Support and development of key sectors	Impact Dimensions			Commentary	Mitigation
					Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect					
SA Objectives									
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-	+/-	MT-LT	P	Locally/ District	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect natural environment, consideration of other policies and their implementation will apply.	
8. Protect, enhance and increase Green Infrastructure in the District.	+/-	+/-	+/-	+/-	MT-LT	P	Locally/District	Development in certain rural locations may help protect and enhance green infrastructure. However, the exact effects are unknown.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+/-	+/-	ST-LT	P	Locally	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect the landscape quality, consideration of other policies and their implementation will apply.	
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+/-	+/-	ST-LT	P	Locally	Effects dependent on specific site location, and type and design of development; while employment options for growth can as 'development' effect the built environment, consideration of other policies and their implementation will apply.	
11. Improve the health and well being of the population.	+/?	+/?	+/?	+/?	MT-LT	P	Locally	New development can improve access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect due to rural locality.	

Options	Option 20: Re-use of rural building	Option 21: supporting diversification of business in rural areas	Option 22: Promoting incentives to commuters infrastructure	Option 23: Support and development of key sectors	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					SMILT	Permi/Temp			
SA Objectives									
12. Reduce and prevent crime	0	0	0	0	N/A	N/A	N/A	No obvious effects.	
13. Improve the quality and quantity of publicly accessible open space.	0	0	0	0	N/A	N/A	N/A	No obvious effects.	
14. Improve the quality, range and accessibility of essential services and facilities.	+/-	+/-	+/-	+/-	MT		Locally	Due to rural locality this may be difficult to accommodate if services and facilities do not exist.	
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	0	0	0	0	N/A	N/A	N/A	Higher level of growth provides increased opportunities for local employment in areas which may be subject to poverty and/or deprivation. The District has few areas of high deprivation.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	?	?	?	?	ST-LT	P	District/ Locally	Unknown effects.	Rural exception policies
17. Increase the vitality and viability of existing town centres.	0	0	0	0	N/A	N/A	N/A	No obvious effects.	

Options	Option 20: Re-use of rural building		Option 21: supporting diversification of business in rural areas		Option 22: Promoting improvements to community infrastructure		Option 23: Support and development of key sectors		Impact Dimensions	Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected			
						SMMLT	Perm/Temp				
SA Objectives											
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+/-	+/-	+/-	+/-	+/-	LT	P	District/ Locally	This could be difficult due to rural locality.		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+/-	+/-	+/-	+/-	+/-	LT	P	District/ Locally	Specific development related to the rural economy could improve efficiency and competitiveness of the local rural economy.		

Table 8.2

Options	Effects	SA Objectives	Option 24: Protection of rural facilities and services	Option 25: Rely on market forces	Impact Dimensions			Commentary	Mitigation
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					SMILT	Perm/Temp			
			0	0	N/A	N/A	N/A	No obvious effects.	
		1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	0	0	N/A	N/A	N/A	No obvious effects.	
		2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	0	N/A	N/A	N/A	No obvious effects.	
		3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	0	N/A	N/A	N/A	No obvious effects.	
		4: Minimise the production of waste and support the recycling of waste.	0	0	N/A	N/A	N/A	No obvious effects.	
		5. Reduce contributions to climate change and localised air pollution.	0	0	N/A	N/A	N/A	No obvious effects.	
		6. To adapt to climate change and avoid, reduce and manage flood risk.	0	0	N/A	N/A	N/A	No obvious effects.	
		7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	0	0	N/A	N/A	N/A	No obvious effects.	

Options	Option 24: Protection of rural facilities and services	Option 25: Rely on market forces	Impact Dimensions			Commentary	Mitigation	
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			
					Geographic areas likely to be effected			Permit/Temp
Effects	Predicted Direct Effect	Predicted Direct Effect	SMILT	Permit/Temp	Locally / District-wide / Beyond LA boundary			
SA Objectives								
8. Protect, enhance and increase Green Infrastructure in the District.	0	0	N/A	N/A	N/A	No obvious effects.		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	0	0	N/A	N/A	N/A	No obvious effects.		
10. Conserve and where appropriate enhance the historic environment.	0	0	N/A	N/A	N/A	No obvious effects.		
11. Improve the health and well being of the population.	+	-	ST-LT	P	Locally	Option 24 aims to protect local services and facilities, including ones which help contribute towards to the health and well being of the population. Option 25 will possibly increase the likelihood of these facilities being redeveloped/lost for alternative uses.	Specific policies on new development should encourage modal shift.	
12. Reduce and prevent crime	0	0	N/A	N/A	N/A	No obvious effects.		
13. Improve the quality and quantity of publicly accessible open space.	0	0	N/A	N/A	N/A	No obvious effects.		
14. Improve the quality, range and accessibility of essential services and facilities.	+	-	ST-LT	P	Locally	Option 24 helps protect the range of essential services and facilities.	Policies on new developments should encourage sustainability of locations.	

Options	Effects	SA Objectives	Option 24: Protection of rural facilities and services	Option 25: Rely on market forces	Impact Dimensions			Commentary	Mitigation	
					Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			
							ST/MLT			Perm/ Temp
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	-			ST-LT	P	Locally	Option 24 aims to protect local services and facilities, which will help redress inequalities. Option 25 will potentially allow some local services and facilities to no longer be available.		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	0	0			N/A	N/A	N/A	No obvious effects.		
17. Increase the vitality and viability of existing town centres.	+	-			ST-LT	P	Locally	Option 24 aims to protect local services and facilities, of which some will be located in town centres Option 25 will potentially allow some local services and facilities to no longer be available.	Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth.	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	-			ST-LT	P	Locally	Option 24 aims to protect local services and facilities, which provide employment opportunities.	The district has a decreasing economically active population so need to attract economically	

Options	Option 24: Protection of rural facilities and services		Option 25: Rely on market forces		Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Permitting			
						SMILT	Permit/Temp		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST-LT	P	Locally			
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	-						Option 24 aims to protect local services and facilities, which will include businesses. Option 25 will potentially allow some local services and facilities to no longer be available, therefore losing places of employment.	active population would need to be encouraged.
								Option 24 aims to protect local services and facilities, which will include businesses. Option 25 will potentially allow some local services and facilities to no longer be available, therefore losing businesses.	To enable rural access for all the public transport access would need to be improved in some areas.

Table 8.3

Issue 6 Town Centre and Retail Strategy

Options		Option 26: Vitality and viability of town centres	Option 27: Default threshold for retail impact	Option 28: Control retail development	Option 29: Flexible approach	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
						SIMULT	Perm/Temp			
		0	0	0	0	N/A	N/A	N/A	No obvious effects.	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.		+/-	+/-	+/-	+/-	LT	P	Locally / District	Increasing retail will require more demand on utilities.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		+/-	+/-	+/-	+/-	LT	P	Locally / District	Increasing retail will require more demand on utilities.	
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.		+/-	+/-	+/-	+/-	ST-LT	P	Locally / District	More waste will be generated from more retail.	Policy to encourage more recycling.
4. Minimise the production of waste and support the recycling of waste.		+/-	+/-	+/-	+/-	ST-LT	P	Locally / District	Increased development increases CO2.	Policy to help improve building efficiency.
5. Reduce contributions to climate change and localised air pollution.		+/-	+/-	+/-	+/-	ST-LT	P	Locally / District		

Options	Option 26: Vitality and viability of town centres	Option 27: Default threshold for retail impact	Option 28: Control retail development	Option 29: Flexible approach	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
							S/M/L/T		
SA Objectives									
6. To adapt to climate change and avoid, reduce and manage flood risk.	O	O	O	O	N/A	N/A	No obvious effects.		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	O	O	O	O	N/A	N/A	No obvious effects.		
8. Protect, enhance and increase Green Infrastructure in the District.	O	O	O	O	N/A	N/A	No obvious effects.		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+	+	+	+	LT	Locally	Design will be key for the enhancement of town centres when integrating new retail.	Ensure design policies are in place to maintain local distinctiveness.	
10. Conserve and where appropriate enhance the historic environment.	+	+	+	+	MT-LT	Locally	Design will be key for the enhancement of town centres when integrating new retail.		
11. Improve the health and well being of the population.	+	+	+	+	MT-LT	Locally	Increasing retail provision will improve peoples access to need and choice subsequently creating well being.		
12. Reduce and prevent crime	+	+	+	+	MT-LT	Locally	Creating well designed public places will help to stamp out crime due to form and movement pattern.	Design policies to help design out crime and the fear of crime.	

Options	Option 26: Vitality and viability of town centres	Option 27: Default threshold for retail impact	Option 28: Control retail development	Option 29: Flexible approach	Impact Dimensions			Commentary	Mitigation
					Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
13. Improve the quality and quantity of publicly accessible open space.	+	+	+	+	MT-LT	P	Locally	Policy which helps improve the viability and vitality of town centres will help improve the quality of public open space.	
14. Improve the quality, range and accessibility of essential services and facilities.	+	+	+	+	MT	P	Locally	It is likely accessibility and an increased range of retail will improve facilities for all.	
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	+	+	+	ST-MT	Temp May be difficult to sustain as circumstances change.	Locally	Increased retail creates opportunities for local employment in areas which may be subject to poverty and/or deprivation.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	O	O	O	O	N/A	N/A	N/A	No obvious effects.	
17. Increase the vitality and viability of existing town centres.	++	+	+	+	LT	P	Locally	Increasing retail will have a positive impact on the vitality and viability of town centres. Option 26 has the highest predicted positive impact	

Options	Option 26: Vitality and viability of town centres	Option 27: Default threshold for retail impact	Option 28: Control retail development	Option 29: Flexible approach	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
					SMMLT		Perm/Temp		
SA Objectives									
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	+	+	MT-LT	Locally	because of the impact assessments designed to protect town centres.	Increasing retail will have a positive impact on job opportunities and training opportunities for local people.	
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	+	+	+	ST-LT	Locally	More retail will increase competitiveness in the markets.		

Table 8.4

9 Natural and Historic Environment

Natural and Historic Environment

9.1 To be undertaken when options have been progressed.

Options	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Impact Dimensions			Commentary	Mitigation
							Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects											
SA Objectives											
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.											
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.											
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.											
4: Minimise the production of waste and support the recycling of waste.											
5. Reduce contributions to climate change and localised air pollution.											
6. To adapt to climate change and avoid, reduce and manage flood risk.											
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.											

10 Spatial Strategy

Issue 10 Spatial Strategy

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	ST/MT/LT	Perm/Temp	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	--	--	--	--	ST-LT	P	District	Irreversible loss is inevitable in all options if development is located on greenfield land.	Prioritise development on previously developed land.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	+/-	ST-LT	P	Beyond LA boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner.

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
Effects									
SA Objectives									
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	+/-	ST-LT	P	Beyond LA boundary	More settlements in the strategy could potentially increase the adverse impacts on and water quality and waste water treatment.	Develop policies to ensure that development is designed in a sustainable manner.
4. Minimise the production of waste and support the recycling of waste.	O	O	O	O				Sewerage Dependent on type and design of development not location.	
5. Reduce contributions to climate change and localised air pollution.	+	+/-	+	?	ST-LT	P	Locally / District	The effects of housing development on climate change are uncertain as this will be dependant on design, materials, proximity to services, etc to reduce car journeys. More concentrated development (Options 30 & 32) could increase traffic flows and therefore air pollution in town and	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
								<p>Service Centre Villages. However, focusing new development on existing settlements which already have a relatively good level of services and facilities should limit the overall need to travel by car, to shops and schools for example; and provide local employment close to homes. This would be a positive effect on the self-containment / sustainability of settlements.</p> <p>Alternatively, a more dispersed pattern of development (Option 32) may result in increased level of car journeys in more rural areas. This may lead to out commuting/trip to larger settlements and this potentially could increase traffic flows to better served</p>	

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
Effects									
SA Objectives									
						climate change impacts.		Overall, increase surface water runoff will be generated as greenfield land is developed.	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-	+/-	MT-LT	P	Locally/ District	Development on the edge of a settlement could have negative impact on biodiversity and habitats, where greenfield land would be inevitable. A new settlement (Option 33) has the potential to be situated in a undeveloped area of the district.	There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design.
8. Protect, enhance and increase Green Infrastructure in the District.	+	+	+	+	MT-LT	P	Locally/District	Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure.	
9. Maintain, enhance and preserve the	+/-	+/-	+/-	+/-	ST-LT	P	Locally	Overall, the development of any significant area of	There may be tension between the districts landscape and

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives					ST/MT/LT	Perm/Temp			
distinctiveness, diversity and quality of landscape and townscape character.								undeveloped land has the potential to effect landscape character. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity.	socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+/-	?/+	ST-LT	P	Locally	Concentrating development in selected settlements (Options 30 & 32) could increase the impact on the historic environment within the towns and villages. Although, it may also help relieve development pressure on market towns/villages already constrained by their natural or historic environment. Alternatively, by having a more dispersed development	Specific policies which have regard to designated and undesignated heritage assets.

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
								<p>approach (Option 31) has the potential to impact upon the historic environment of an increased number of smaller villages within the district which may not have been subject to growth.</p> <p>It is likely that a new town (Option 33) may not be subject to the same level of historic interest as existing towns and villages. However, this will depend on its size, location and where it would be situated within the district.</p> <p>Design policies could also improve parts of towns/villages although this is dependent on the location of development in each settlement but would</p>	

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
Effects									
SA Objectives									
11. Improve the health and well being of the population.	+/?	+/?	+/?	+/?	MT-LT	P	Locally	New development can improve access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	+/?	+/?	+/?	+/?	MT-LT	P	Locally	New development can design out crime and have a positive effect on these locations.	Specific policies on new development should ensure good design and promote designing out crime.
13. Improve the quality and quantity of publicly accessible open space.	+	+	+	+	MT-LT	P	Locally	All development should contribute to open space provision and/or enhancement.	
14. Improve the quality, range and accessibility of essential	+	+	+	-/?	MT	P	Locally	Option 30 directs a similar approach to the adopted Core Strategy and directs	Policies on New developments should encourage sustainability of locations.

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects					ST/MT/LT	Perm/Temp			
SA Objectives									
services and facilities.								development primarily on Theford and Attleborough and to a lesser extent on Dereham, Swaffham and Watton, with very limited growth in other areas. This will continue to concentrate development in the most sustainable locations, however this may leave a 'gap' in helping to improve services and facilities in the remaining rural areas.	
								Option 31 provides a more dispersed development pattern towards the sustainable Service Centre villages in terms of their services and facilities and other rural villages. This may improve the quality, range and accessibility to	

Options		Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
						ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
									essential services and facilities for current gaps in the district.	
									Option 32 is similar to Option 30 but still offers a more limited element of development to Service Centre Villages. This may restrict quality, range and accessibility to essential services and facilities to other villages.	
									A new settlement (Option 33) may be slow to deliver infrastructure required to ensure that there is a sustainable community. Additionally, there would need to be market interest to bring/deliver the level of services and facilities needed.	

Options	Effects	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
						Temporal Effects		Geographic areas likely to be effected		
SA Objectives		Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.		+	+	+	+	ST-MT	Temp May be difficult to sustain as communities change.	Locally	F o c u s i n g development in and around deprived areas provides opportunities for community services and facilities/employment, reduce poverty and promote social inclusion. The District has few areas of high deprivation (IMD) where the most deprived area is located within Theford. However, a d d i t i o n a l development within options 31 (areas with low deprivation) may not necessarily reduce those inequalities.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.		+	+	+	+	ST-LT	P	Locally	Housing development can help improve opportunities to access all types of tenure from affordable to market housing, helping to address both affordable and housing need.	

Options		Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
									ST/MT/LT	Perm/Temp
									<p>There will always be housing need in the context of the District as a whole - with some X homes needed a year as identified in the SHMA. Additionally, the Breckland currently has 2.8 years housing land supply taking into account the 20% buffer for consistent under delivery in the past.</p> <p>Whilst all options offer positive effects to overall housing provision, options may differ and it is unknown where the option will fully meet housing needs until the housing numbers are fully established.</p> <p>Option 30: Directs takes a similar approach to the adopted Core Strategy and directs</p>	

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
								<p>development primarily on Thetford and Attleborough and to a lesser extent on Dereham, Swaffham and Watton, with very limited growth in other areas. This would improve the provision of housing in the district, however, because of the potential need for more housing land to be identified to meet objectively assessed need up to 2031, the ability to deliver this option could be constrained by the lack of available land over and above that which has already been identified in Attleborough and Thetford.</p> <p>Option 31: Provides a more dispersed development pattern towards the sustainable Service Centre villages in</p>	

Options		Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation	
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary	
17. Increase the vitality and viability of existing town centres.		+	+	+	-/?	P	Locally	MT-LT			Promoting and ensuring alternative methods of transport to the car may mitigate

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
								<p>differentiate between them. Focusing development may result in ability to strategically assess required needs within towns and establish land use requirements, i.e. convenience, comparison needs. Focused development could consolidate accessibility and existing public transport routes. However, option 31 may see less development within the market towns if a more dispersed approach is taken.</p> <p>A new settlement (Option 33) may result in unmet needs of market towns and larger Rural Service Centres.</p>	<p>against any increase in car use caused by economic growth.</p>

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
SA Objectives					ST/MT/LT	Locally / District-wide / Beyond LA boundary			
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	+	?	MT-LT	District	<p>F o c u s i n g development on existing settlements would increase employment opportunities, especially at the most sustainable settlements and allow economic competitiveness. Additionally, it could result in the retention of local skills and improve local accessibility, including more settlements theoretically increases the number of people whose employment needs could be met and used in their local area.</p> <p>A new settlement (Option 33) may be slow to deliver strategic infrastructure required to ensure either existing employment opportunities or access to them.</p>	<p>The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.</p>	

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
SA Objectives							Locally / District-wide / Beyond LA boundary		
19. Improve the efficiency, competitiveness and adaptability	+	+	+	?	MT	P	District	Focused development in Towns and Local Service centres (Options 30 & 32)	To enable rural access for all the public transport access would

Options	Option 30: Focused development pattern	Option 31: Dispersed/scattered development pattern	Option 32: Balanced development pattern	Option 33: New settlement or upgrading existing settlement	Impact Dimensions			Commentary	Mitigation
	Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
of the local economy.								<p>spreads employment opportunities, access to training and affordable housing provision across the District. This may offer additional benefits to smaller settlements.</p> <p>Applying a dispersed/scattered development pattern in more rural areas (Option 31) may be at risk of not containing essential services such as employment opportunities or access to employment.</p> <p>A new (Option 33) may be slow to deliver strategic infrastructure required to ensure either existing employment opportunities or access to them.</p>	<p>need to be improved in some areas.</p>

Table 10.1 Spatial Strategy

11 Market Towns

Attleborough and Snetterton Heath

Issue 13 Principles of the Urban Extension

Options	Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	ST/MT/LT	Perm/Temp	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	ST/MT/LT	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	--	--	--	--	ST-LT	P	District	The area is greenfield land and as such irreversible loss is inevitable.	Develop policies to ensure that development is
2. Limit water consumption to the capacity of	+/-	+/-	+/-	+/-				The effects of housing development on water consumption are uncertain,	

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects				
						ST/MT/LT	Perm/Temp	Geographic areas likely to be effected		
								Locally / District-wide / Beyond LA boundary		
natural processes and storage systems and maintain and enhance water quality.									although there will be an overall net increase of demand as a result of new development. The Water Cycle Study (2010) states that Attleborough's growth will require additional water resources in the locality, although the timescale may depend on waster efficiency measures being implemented on new schemes. If low waster demand can be achieved (i.e reducing consumption from 142 litres per person per day to less than 100 litres per per day) then additional water resources may be required by 2018 as opposed to 2015 under the current consumption levels.	designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal		+/-	+/-	+/-	+/-				As identified from the Water Cycle Study (2010), the delivery of additional capacity at the Attleborough Waste Water Treatment Works is a prerequisite before any further significant development can take place in the town. The Treatment works	A preferred option is to treat all effluent from new development at the existing works but to discharge at new outfall point on the River Thet some 2km downstream at the

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation		
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary			
						ST/MT/LT	Perm/Temp					
impacts on water quality.												<p>occupy a large site to the west of the town and is not hemmed in by surrounding development. Whilst the site could be developed and expanded further the critical issue is the environmental capacity of the Attleborough Stream to accommodate additional volumes of treated water.</p> <p>Currently the discharge is directly into the Stream where it flows past the works. The Stream at this point is small, given that the headwaters emerge near Besthorpe, and therefore there is limited volume into which to discharge. Whilst further discharge at the Treatment works will not cause flood risk (in fact discharges from the stream help maintain flows in the stream in dry periods) the volumes are small and consequently maintaining river water quality is challenging. At present the Treatment work is performing well, however, current processes at the works will not be able to treat the additional volumes of waste water</p> <p>confluence of the River Thet. Attleborough Stream and Buckenham Stream near Shropham Fen. There is a sufficient volume of water at this location to allow for a discharge which will maintain 'good' downstream water quality standards. This solution will require a transfer pipeline from the treatment works to the proposed discharge location. A route can be achieved which avoids any river crossings and the European protected Swangey Fen.</p>

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation	
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected			
						ST/MT/LT	Perm/Temp				Locally / District-wide / Beyond LA boundary
recycling of waste.											
5. Reduce contributions to climate change and localised air pollution.		+/-	+/-	+/-	+/-			Locally	The effects of housing development on climate change are uncertain as this will be dependant on design, materials, proximity to services, etc to reduce car journeys. Increased development within Attleborough could increase traffic flows and therefore air pollution. Area B & Area A: The sites are well related to the town, town centre, facilities and railways station.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.	
6. To adapt to climate change and avoid, reduce and manage flood risk.		+	+	+	+	ST-MT	Perm?	Locally/District	Area A: There are small areas of the site in flood Zone 3a, however, the majority of the site is located within flood zone 1. Area B: The effects of housing development and flooding is minimal, however, there is small area of 1:00 year risk of flooding on land to the north east of Poplars	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site	

Options	Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect					
SA Objectives									
8. Protect, enhance and increase Green Infrastructure in the District.	?	?	?	?					and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design.

Options	Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+/-	+/-	MT-LT	P	Locally	<p>Overall, the development of any significant area of undeveloped land has the potential to effect landscape character.</p> <p>Area B: The Settlement Fringe Study considers that this areas has a moderate sensitivity to change. Development may impact upon the rural setting and would have a visual impact on the wider landscape form Old Buckenham Road.</p> <p>Area A: The site includes two key gateways into Attleborough, with the one at Norwich Road described within the settlement fringe landscape character assessment as being particularly sensitive to change. Land in this areas has a higher elevation than other parts of Attleborough and therefore development would be more visually intrusive on the landscape.</p> <p>Land to the south east of the site near Bums Bank is higher than the surrounding area and as such,</p>	<p>There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character</p>

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
						ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
									development in this area has the potential to be visually more intrusive on the landscape.	
									Area C: The site would be bounded by existing man made features (A11) limiting landscape impact. The areas is a key gateway into Attleborough.	
									Area D: The site includes one of the key gateways into Attleborough, at Norwich Road described within the settlement fringe landscape character assessment as being particularly sensitive to change.	
									Land to the south east of the site near Bunns Bank is higher than the surrounding area and as such, development in this area has the potential to be visually more intrusive on the landscape.	
10. Conserve and where appropriate enhance the	+/-	+/-	+/-	+/-	+/-	MT-LT	P	Locally	The National Mapping Programme (NMP) and the Norfolk Heritage Environment Record (NHER) have provided information relating to	Specific policies which have regard to designated and

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation			
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary				
						ST/MT/LT	Perm/Temp						
												heritage assets located within and around Attleborough. The National NMP is an English Heritage initiative, which aims to identify, map and interpret all archaeological sites throughout England visible on aerial photographs and the NHER is a data base which as recorded archaeological sites and historic buildings. Area A: The development of the site has the potential to effect the Listed Buildings at Besthorpe and Bugh Common. The HER has recoded a number of archaeological finds. Area B: There are no listed building in the area, however, the area has the potential for archaeological implications as a result of development due to SM, archaeological finds and monuments identified by the HER. Area C: There are two listed buildings in the area - White Lodge and Potmere Farm. There may	undesignated heritage assets.
historic environment.													

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation		
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected			
						ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary				
11. Improve the health and well being of the population.		+/?	+/?	+/?	+/?						also be potential for unidentified archaeological implications as a result of development. The HER has recorded a number of archaeological finds. Area D: There are a number of Listed Building within this area which could be effected by development - Beshorpe Old Hall, Borough Farmhouse, All Saints Church, Besthorpe Hall and a number of listed properties along Silver Street. The HER has recorded a number of archaeological finds.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime		+/?	+/?	+/?	+/?						Improving access to facilities and employment locally, by cycling and walking routes can improve health benefits. New development can design out crime and have a positive effect on these locations.	Specific policies on new development should ensure good design and promote designing out crime.

Options	Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
Effects	+	+	+	+	MT-LT		Locally	All development should contribute to open space provision and/or enhancement.	
SA Objectives									
13. Improve the quality and quantity of publicly accessible open space.	+	+	+	+	MT-LT		Locally	All development should contribute to open space provision and/or enhancement.	
14. Improve the quality, range and accessibility of essential services and facilities.	+/?	+/?	+/?	+/?				Area C: Development further west along London Road may result in being too distant from services and facilities.	Specific policies to require pedestrian and green linkages in to the town, to reduce the need to use the private car and encourage modal shift.
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	O	O	O	O			Local/District	Housing development can help improve opportunities to reduce inequalities.	
16. Ensure all groups have access to affordable, decent and appropriate housing that	+	+	?	+	ST-LT	P	Locally	Housing development can help improve opportunities to access all types of tenure from affordable to market housing, helping to address both affordable and housing need.	

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
						ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
	meets their needs.								Sites Area A, Area C and Area D, all offer the potential site capacity to accommodate the number the homes required. The exception is Area B, where the site is not considered sufficient size to accommodate the new homes required.	
	17. Increase the vitality and viability of existing town centres.	+	+	?	+	MT-LT		Locally	The Retail and Town Centre Study (2010) indicated that not all the convenience and comparison floor space can be accommodated in the town centre. As a result, edge of centre sites or a local centre within the new urban extension could be considered. Sites Area A, Area B and Area D all offer the potential site capacity to accommodate the number the homes required. The exception is Area C where the site is not considered sufficient size to accommodate the new homes required and therefore mat struggle to support additional requirements.	Ensure that a Local Centre does not harm the vitality and viability of the town centre in accordance with emerging Local Plan policy and the NPPF.

Options	Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
					ST/MT/LT	Perm/Temp			
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	++	++	++	++	MT-LT		District	Overall, there could be the potential for a Local Centre to compete with the town centre.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.
19. Improve the efficiency, competitiveness and adaptability	+	+	+	+	MT		District	Focusing development in Attleborough could encourage the retention of local skills and improve local accessibility.	The Employment Growth Study (2013) did not recommend the
								Attleborough is the third largest town in Breckland and is situated on the A11 between Norwich and Cambridge. It has an active	

Options		Area A: Immediately south of the railway line and east and west of Buckenham Road	Area B: Preferred Option. South west Attleborough	Area C: London Road	Area D: Besthorpe and Bugh Common	Impact Dimensions			Commentary	Mitigation		
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary			
						ST/MT/LT	Perm/Temp					
of the local economy.										employment market with low vacancy rates and demand for units from local business. In recent years there has been significant increase in the level of development activity at Snetterton Heath. Overall, the Employment Growth Study (2013) indicates that Attleborough and Snetterton Heath represent some of the Districts strongest commercial market locations due to their good access to the A11.		need for further new employment sites
										Focusing large scale development in Attleborough would increase employment opportunities as Attleborough is considered a very sustainable settlement and allow for economic competitiveness.		
										Area C: Development within this area may result in the loss of approximately 2.5 ha of existing employment land. This area is well related to Snetterton Employment Area which will be subject to increased growth.		

Table 11.1 Housing Growth Location in Attleborough

Design Principles and Masterplan

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
		Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	SMITJ	Perm/Temp			
SA Objectives						
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+	MT-LT	P	Locally	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account efficient use of greenfield land. Therefore, the preferred option will likely have a positive impact upon the objective.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	N/A	N/A	N/A	The objective is not within the usual scope of a masterplan, so will unlikely be impacted upon by the preferred option.	
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	N/A	N/A	N/A	The objective is not within the usual scope of a masterplan, so will unlikely be impacted upon by the preferred option.	
4: Minimise the production of waste and support the recycling of waste.	0	N/A	N/A	N/A	The objective is not within the usual scope of a masterplan, so will unlikely be impacted upon by the preferred option.	

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
5. Reduce contributions to climate change and localised air pollution.	+	MT-LT	P	Locally	Exact impact may depend on arrangements for recycling and composting. Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account reducing travel distances to new and existing services and amenities, thereby reducing the need to travel by car and therefore likely reducing car emissions. Policy could also take into account enhancements to pedestrian and cycle links, further reducing car emissions. Therefore, the preferred option will likely have a positive impact upon the objective.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.
6. To adapt to climate change and avoid, reduce and manage flood risk.	+	MT-LT	P	Locally	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account locating development in areas at least risk of flooding. The Masterplan process would ensure that areas at risk of flooding are avoided from built development. Therefore, the preferred option will likely have a positive impact upon the objective.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+	MT-LT	P	Locally	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account protecting land with high environmental sensitivity. Therefore, the preferred option will likely have a positive impact upon the objective.	There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
		Temporal Effects	Geographic areas likely to be effected	Permit Temp		
Effects	Predicted Direct Effect					
SA Objectives						
						mitigating by choice of location, landscaping/screening and good quality design. Appropriate mitigation would be required to avoid any significant impacts. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing on brownfield sites first.
8. Protect, enhance and increase Green Infrastructure in the District.	+	MT-LT	Locally	P	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account enhancing and creating new connections between green spaces within the town and providing new open spaces. Therefore, the preferred option will likely have a positive impact upon the objective.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+	MT-LT	Locally	P	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account protecting and enhancing the character of the town centre of Attleborough and protecting land with high landscape sensitivity. Therefore, the preferred option will likely have a positive impact upon the objective.	There may be tension between the districts landscape and the socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character.

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
		Temporal Effects	Geographic areas likely to be effected	Permitted / Beyond LA boundary		
Effects	Predicted Direct Effect	MT-LT	P	Locally		
SA Objectives						
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	MT-LT	P	Locally	could take into account reducing travel distances to new and existing services and amenities, thereby improving accessibility. Therefore, the preferred option will likely have a positive impact upon the objective. Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. Masterplans provide a co-ordinated and cohesive approach, which can help respond to local economic and social dynamics, thereby addressing inequalities. Therefore, the preferred option will likely have a positive impact upon the objective.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	MT-LT	P	Locally	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. Masterplans provide a co-ordinated and cohesive approach, which can help to increase land values, making housing schemes more viable. Masterplans provide a co-ordinated and cohesive approach, which can help respond to local economic and social dynamics, such as housing issues. Therefore, the preferred option will likely have a positive impact upon the objective.	
17. Increase the vitality and viability of existing town centres.	+	MT-LT	P	Locally	Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account reducing travel distances to new and existing services and amenities and also protecting and enhancing the character of the town centre.	Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth.

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
SA Objectives						
					<p>Masterplans provide a co-ordinated and cohesive approach, which can help respond to local economic and social dynamics, such as issues facing town centres.</p> <p>Therefore, the preferred option will likely have a positive impact upon the objective.</p>	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	MT-LT	P	Locally	<p>Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options could take into account reducing travel distances and integrating new and existing communities, thereby helping to improve accessibility to places of employment.</p> <p>Masterplans provide a co-ordinated and cohesive approach, which can help respond to local economic and social dynamics, such as issues of access to work</p> <p>Therefore, the preferred option will likely have a positive impact upon the objective.</p>	<p>The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.</p>
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	MT-LT	P	Locally	<p>Developers of Urban Extensions would be required to prepare a Masterplan as part of any planning application, which would have to comply with policy on design options. The policy on design options</p>	<p>To enable rural access for all the public transport access</p>

Options	Preferred Option: Design Principles for the Urban Extension	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives		S/M/I/T	Perm/Temp			
					<p>could take into account reducing travel distances, incorporating a new distributor road and responding to local economic dynamics. Masterplans provide a co-ordinated and cohesive approach, which can help attract investment.</p> <p>Masterplans provide a co-ordinated and cohesive approach, which can help respond to local economic and social dynamics, such as issues facing local businesses</p> <p>Therefore, the preferred option will likely have a positive impact upon the objective.</p>	<p>would need to be improved in some areas.</p>

Table 11.2

Issue 14 Transport

Options	Preferred Option: Develop policy based on findings of studies to mitigate transport impacts	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
Effects			STMLJ	Perm/ Temp		
SA Objectives				Locally / District-wide / Beyond LA boundary		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	0	N/A	N/A	N/A	No obvious effects	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	N/A	N/A	N/A	No obvious effects	
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	N/A	N/A	N/A	No obvious effects	
4: Minimise the production of waste and support the recycling of waste.	0	N/A	N/A	N/A	No obvious effects	

Options	Preferred Option: Develop policy based on findings of studies to mitigate transport impacts	Impact Dimensions			Commentary	Mitigation	
		Predicted Direct Effect	Temporal Effects				Geographic areas likely to be effected
			STMLT	Perm/Temp			
Effects							
SA Objectives							
5. Reduce contributions to climate change and localised air pollution.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways, better maintenance of existing routes and promotion of the railway and public transport. If these measures were implemented, it would likely help reduce travelling by car and therefore reduce car emissions.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	0	N/A	N/A	N/A	No obvious effects		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	0	N/A	N/A	N/A	No obvious effects		
8. Protect, enhance and increase Green Infrastructure in the District.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways and better maintenance of existing routes. If these measures were implemented, it could help contribute to the provision of Green Infrastructure.		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	0	N/A	N/A	N/A	No obvious effects		
10. Conserve and where appropriate enhance the historic environment.	0	N/A	N/A	N/A	No obvious effects		

Options	Preferred Option: Develop policy based on findings of studies to mitigate transport impacts	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
			SMMLT	Perm/Temp		
SA Objectives						
11. Improve the health and well being of the population.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways and better maintenance of existing routes. If these measures were implemented, it could help increase the activity rate of residents and therefore contribute to the health and well being of the population.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	0	N/A	N/A	N/A	No obvious effects	
13. Improve the quality and quantity of publicly accessible open space.	0	N/A	N/A	N/A	No obvious effects	
14. Improve the quality, range and accessibility of essential services and facilities.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways, better maintenance of existing routes and promotion of the railway and public transport. The Town Centre study proposes interventions to aid capacity and traffic flow, such as new signalised junctions and street widening for two way traffic. If these measures were implemented, it would help improve accessibility to services and facilities through an improved transport system and facilitating alternative modes of travel from the car.	Policies on new developments should encourage sustainability of locations.
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways, better maintenance of existing routes and promotion of the railway and public transport. If these measures were	

Options	Preferred Option: Develop policy based on findings of studies to mitigate transport impacts	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
			STMLT	Perm/Temp		
Effects						
SA Objectives						
					implemented, it would help improve accessibility to transport modes other than the car and therefore redress inequalities.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	0	N/A	N/A	N/A	No obvious effects	
17. Increase the vitality and viability of existing town centres.	+	MT-LT	P	Locally	The Smarter Choices Study looks at opportunities for walking and cycling improvements in the town centre. The Town Centre study proposes interventions to aid capacity and traffic flow in the town centre, such as new signalised junctions and street widening for two way traffic. If these measures were implemented, it would help improve accessibility to the town centre and therefore increase the vitality and viability of the town centre.	Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth.
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	MT-LT	P	Locally	The Smarter Choices Study proposes new cycleways and footways, better maintenance of existing routes and promotion of the railway and public transport. The study also looks at providing safe walking routes from Eccles Road station to the Snetterton Heath Employment Area. The Town Centre study proposes interventions to aid capacity and traffic flow, such as new signalised junctions and street widening for two way traffic. If these measures were implemented, it would help improve accessibility to employment.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.

Options	Preferred Option: Develop policy based on findings of studies to mitigate transport impacts	Impact Dimensions			Commentary	Mitigation
		Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected		
Effects			Permi/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives			MT-LT	Locally		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+		P		The Smarter Choices Study proposes new cycleways and footways, better maintenance of existing routes and promotion of the railway and public transport. The study also looks at providing safe walking routes from Eccles Road station to the Snetterton Heath Employment Area. The Town Centre study proposes interventions to aid capacity and traffic flow, such as new signalised junctions and street widening for two way traffic. If these measures were implemented, it would help improve accessibility to employment and therefore help business.	To enable rural access for all the public transport access would need to be improved in some areas.

Table 11.3

Link Road Options

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	ST/MT/LT	Perm/Temp	ST/MT/LT	ST-LT	P	District		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	--	--	--	ST-LT	P	District	The area is greenfield land and as such irreversible loss is inevitable. All three routes are predominantly located on Grade 3 agricultural land, however there are small elements that are located within Grade 4, more so with Preferred Option 3.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	0	0				No obvious effects	
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	0	0				No obvious effects	
4. Minimise the production of waste and support the recycling of waste.	0	0	0				No obvious effects	

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
				Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp			
SA Objectives								
5. Reduce contributions to climate change and localised air pollution.	+/-	+/-	+/-			Locally	<p>The fundamental reason behind the new road is to aid in the removal of traffic from the town centre of Attleborough and unlock the planned growth identified for the town.</p> <p>Option 1: Option 1 will provide good links to the east and the west and the town centre. However, it may not act as a full diversionary route for traffic between London Road and the B1077 due to its street like features that may restrict come traffic. Additionally, the route will be situated within the Urban Extension and therefore may result of impacts of traffic noise and reduction in air quality.</p> <p>Option 2: Option 1 will provide good links to the east and the west and the town centre. However, it may not act as a full diversionary route for traffic between London Road and the B1077 due to its street like features that may restrict come traffic. Additionally, the route will be situated within the Urban Extension and therefore may result of impacts of traffic noise and reduction in air quality.</p> <p>Preferred Option 3: Option 1 will provide good links to the east and the west and the town centre. However, will be less integral with the development and further away from the town centre. Alternatively,</p>	<p>Ensure that the new route has facilities for pedestrians and cyclists. Investigate the potential to have HGV ban for town centre to reduce air pollution and to relieve traffic. Increase in planting along roadside edge which contribute to mitigation for climate change and have landscape benefit and</p>

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
				ST/MT/LT	Perm/Temp			
SA Objectives								
6. To adapt to climate change and avoid, reduce and manage flood risk.	+	+	+	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding events in the UK and climate change impacts.	Locally	this road benefits from direct connection with Bunns Bunk bank where industrial traffic may benefit.	The design has allowed for the routes to be elevated in this area.
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+	+	+	MT-LT		Locally/District	Development on the edge of a settlement could have negative impact on biodiversity and habitats, where greenfield land would be inevitable. Preferred Option 3: Part of the route near the railway passes close to Leys Plantation which is a CWS. However, evidence states 9A ttleborough Link Road Study (2013) states that the CWS will not be harmed.	There may be tension between the districts biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design.

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
				Temporal Effects	Geographic areas likely to be effected	Commentary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
8. Protect, enhance and increase Green Infrastructure in the District.	?	?	?			Locally/District	The route should help improve opportunities to protect, enhance and increase geodiversity.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+/-	+/-	+/-	MT-LT	P	Locally	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. The Settlement Fringe Study considers that Preferred Option for growth has a moderate sensitivity to change. Development may impact upon the rural setting and would have a visual impact on the wider landscape from Old Buckenham Road. All routes are likely to pass through, and/or impact upon hedgerows and small lanes which are identified in the LCA as a positive landscape feature.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character. Long term landscaping could reduce the impact of the road and rail bridge and minimise impacts on existing hedgerows and enhance habitat connectivity.
10. Conserve and where appropriate enhance the historic environment.	+/-	+/-	+/-	MT-LT	P	Locally	The National Mapping Programme (NMP) and the Norfolk Heritage Environment Record (NHER) have provided information relating to heritage assets located within and around Attleborough. The National NMP is an English Heritage initiative, which aims to identify, map and interpret all archaeological sites throughout England visible on aerial photographs and	Specific policies which have regard to designated and undesignated heritage assets. Use the NMP data to facilitate planning decisions at a strategic level. Aerial

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects								
SA Objectives								
							<p>the NHER is a data base which as recorded archaeological sites and historic buildings.</p> <p>Option 1: Along the route of option 2 identified a number of find spots and monuments of archaeological interest a identified by the HER.</p> <p>Option 2: Along the route of option 2 identified a number of find spots and monuments of archaeological interest a identified by the HER.</p> <p>Preferred Option 3: To the immediate west of the SM Bunns Bank, the evidence identifies a ditch which forms part of the SM. Potmere Farm, a listed building is situated to the western edge of the route. To the west of the route adjacent to the London Road are a number of historic finds as identified in the HER.</p>	<p>photographs can be used to understand sites within the area.</p>
11. Improve the health and well being of the population.	+/?	+/?	+/?	+/?			<p>By easing traffic in the town centre and improving access to facilities and employment locally (by cycling and walking routes) can improve health benefits.</p> <p>The western western edge of option 1 & 2 go through an area of sporadic development and as such has the</p>	<p>Specific policies on new development should encourage modal shift.</p>

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
SA Objectives				ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
							potential to impact upon properties both during the construction and operational stage.	
12. Reduce and prevent crime							No obvious effects	
13. Improve the quality and quantity of publicly accessible open space.							No obvious effects	
14. Improve the quality, range and accessibility of essential services and facilities.	+/?	+/?	+/?				By easing traffic in the town centre and improving access to facilities and employment locally (by cycling and walking routes) can improve access to services and facilities.	Specific policies to require pedestrian and green linkages in to the town, to reduce the need to use the private car and encourage modal shift.
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	?	?	?				By easing traffic in the town centre and improving access to facilities and employment locally (by cycling and walking routes) can improve accessibility.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+	+	MT-LT	P	Local	The new route will facilitate the provision of 4,000 new dwellings for Attleborough, where policy provision will require an appropriate mix, type, tenure and affordability to suit local need.	Specific policies to require appropriate density, mix, type and tenure of new housing.

Options	Link Road Option 1:	Link Road Option 2	Link Road Option 3: Preferred Option	Impact Dimensions			Commentary	Mitigation		
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect			Temporal Effects	Geographic areas likely to be effected
Effects										
SA Objectives										
17. Increase the vitality and viability of existing town centres.	+	+	+	MT-LT		Locally	By easing traffic in the town centre could result in easier access by bus, foot and cycling and enhanced the town centre environment due to reduced traffic and air pollution.			
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	+	MT-LT		District	Option 1 & 2 will be more appropriate in the early years but less so in the later years due to the traffic flow that will be using it. Option 3 is more remote but will cater for all types of traffic.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+/-	+/-	+	MT-LT		District	Option 1: May not benefit HGV's which would result in still needing to go through the town centre. Option 2: May not benefit HGV's which would result in still needing to go through the town centre. Preferred Option 3: The location of the link road to the south of the the development will mean that it will function more like a link road and allow for all traffic.			

Table 11.4 Link Road Options

12 Service Centres

Issue 38 Review of Service Centre Villages

Option	Option 34: Retain definition of Local Service Centres used within the Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
Effects	SA Objectives	ST/MT/LT	Perm/Temp	ST-LT	P	District		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	-	-	-	ST-LT	P	District	Irreversible loss is inevitable in all options if development is located on Greenfield land.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Development policies to ensure that development is designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	+/-	+/-	+/-	ST-LT	P	Beyond LA Boundary	More settlements in the strategy could potentially increase the adverse impacts on and water quality and waste water treatment.	Develop policies to ensure that development is designed in a sustainable manner.

Option	Option 34: Retain definition of Local Service Centres used within the adopted Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		Geographic areas likely to be effected		
Effects	SA Objectives	ST/MT/LT	Perm/Temp	ST/MT/LT	Perm/Temp	Geographic areas likely to be effected		
4: Minimise the production of waste and support the recycling of waste.	0	0	0	ST-LT	P	Locally	Sewerage is dependant on site.	
5. Reduce contributions to climate change and localised air pollution.	+/-	+/-	+/-	MT-LT	P	Locally	To ensure new development is situated in the most sustainable locations to reduce the need to travel on a regular basis, thus reducing CO2 emissions.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	0	0	0	N/A	N/A	N/A	No obvious effects.	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-	MT-LT	P	Locally	Clusters of settlements which act as wider functional zones could be detrimental to biodiversity, geodiversity and the wider environment.	
8. Protect, enhance and increase Green Infrastructure in the District.	+/-	+/-	+/-	MT-LT	P	Locally	Some housing development may help improve opportunities to protect, enhance and increase geodiversity.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+	+	+	MT-LT	P	Locally	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific

Option	Option 34: Retain definition of Local Service Centres used within the adopted Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation	
				Predicted Direct Effect	Temporal Effects				Geographic areas likely to be effected
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary			
								requirements to minimise the impact on landscape character.	
10. Conserve and where appropriate enhance the historic environment.	+	+	+	MT-LT	P	Locally	Design policies could improve conservation and enhancement.	Specific policies which have regard to designated and undesignated heritage assets.	
11. Improve the health and well being of the population.	+	+	+	MT-LT	P	District wide	New development can improve access to facilities and employment locally, by cycling and walking routes also improve health benefits although this is less certain effect.		
12. Reduce and prevent crime	?	?	?	MT-LT	P	Locally	New development can design out crime and have a positive effect on these locations.		
13. Improve the quality and quantity of publicly accessible open space.	+/-	+/-	+/-	MT-LT	P	Locally	All development should contribute to open space provision and/or enhancement.		
14. Improve the quality, range and accessibility of essential services and facilities.	+	+	+	MT-LT	P	Locally	Plan in a sustainable way where existing services and facilities are to meet day-to-day needs.		

Option	Option 34: Retain definition of Local Service Centres used within the adopted Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects	SA Objectives	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary	Locally	Locally		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	+	+	P	Locally	Locally	Focusing development in and around deprived areas provides opportunities for community services and facilities/employment, reduce poverty and promote social inclusion.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+	+	P	Locally	Locally	Housing development can help improve opportunities to access all types of tenure from affordable to market housing, helping to address both affordable and housing need. There will always be housing need in the context of the District as a whole - with some X homes needed a year as identified in the SHMA. Additionally, the Breckland currently has 2.8 years housing land supply taking into account the 20% buffer for consistent under delivery in the past. Whilst all options offer positive effects to overall housing provision, options may differ and it is unknown where the option will fully meet housing needs until the housing numbers are fully established.	

Option	Option 34: Retain definition of Local Service Centres used within the adopted Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation
				Temporal Effects		Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
17. Increase the vitality and viability of existing town centres.	+	+	+	MT-LT	P	Locally	Accommodating for growth within sustainable Service Centre Villages will increase vitality and viability by creating prosperous development for all.	Promoting and ensuring alternative methods of transport to the car may mitigate against any increase in car use caused by economic growth.
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	+	MT-LT	P	District	Focusing development on existing settlements would increase employment opportunities, especially at the most sustainable settlements and allow economic competitiveness. Additionally, it could result in the retention of local skills and improve local accessibility. Including more settlements theoretically increases the number of people whose employment needs could be met and used in their local area.	The district has a decreasing economically active population so need to attract economically active population would need to be encouraged.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	+	+	MT-LT	P	District	By focusing development to the most sustainable settlements that contain existing services and facilities will improve efficiency, competitiveness, adaptability and the local	To enable rural access for all the public transport access would need

Option	Option 34: Retain definition of Local Service Centres used within the adopted Core Strategy	Option 35: Define Local Service Centres around facilities regardless of population	Option 36: Define Local Service Centres based around schooling and health provision	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect			Temporal Effects		Geographic areas likely to be effected		
	SA Objectives	ST/MT/LT	Perm/Temp	Locally / District-wide / Beyond LA boundary				
							economy, because development will help to grow existing business and help to encourage new and competitive business. Also with Local Service Centres.	to be improved in some areas.

Table 12.1

13 Rural Settlements and Countryside

Rural Settlements

Issue 39 Strategy for Rural Settlements

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects				SMMLJ	Perm/Temp			
SA Objectives								
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+	-	+	ST-LT	P	District-wide	Irreversible loss is inevitable in all options if development is located on greenfield land. However, options 37 and 39 would increase the proportion of development that is directed to the built up area. Option 38 is more likely to lead to a higher proportion of development on greenfield land.	Develop policies to prioritise previously developed land.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	0	0	0	ST-LT	P	Beyond LA Boundary	The effects of housing development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development.	Develop policies to ensure that development is designed in a sustainable manner.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	0	0	0	ST-LT	P	Beyond LA Boundary	More settlements in the strategy could potentially increase the adverse impacts on water quality and waste water treatment.	Develop policies to ensure that development is designed in a sustainable manner.

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives				SMMLJ	Perm/Temp			
4: Minimise the production of waste and support the recycling of waste.	0	0	0	N/A	N/A	N/A	No obvious effects. Dependent on type and design of development, not location.	
5: Reduce contributions to climate change and localised air pollution.	+	+/-	+	ST-LT	P	Locally / District	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. A more dispersed pattern of development (Option 38) may result in increased level of car journeys. This may lead to out commuting/trips to larger settlements and this potentially could increase traffic flows to better served settlements nearby (eg. secondary school), leading to more greenhouse gas emissions.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.
6: To adapt to climate change and avoid, reduce and manage flood risk.	+/?	+/?	+/?	ST-MT	Perm? Flood risk zones not static enough, in particular given recent flooding	Locally/District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. Overall, increase surface water runoff will be generated as greenfield land is developed. However, the District has amongst the lowest rainfall in the UK, and the new developments will increase the pressure on the water supply infrastructure.	Future policy should require new development to include measures such as SUDs to mitigate for flooding on to and off the site.

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives	Permitted	Permitted	Permitted	SM/MT	Permitted	Temp		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-	+/-		events in the UK and climate change impacts		The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. Brownfield sites can also be valuable for biodiversity and geodiversity	There may be tension between biodiversity and socio-economic needs of the district. Appropriate policy protection should be afforded to biodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design. Appropriate mitigation would be required to avoid any significant impacts. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing on brownfield sites first.

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
						SMMLJ		
8. Protect, enhance and increase Green Infrastructure in the District.	+	-	+	MT-LT	P	Locally/District	Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure. However, option 38 could lead to a higher proportion of development upon green infrastructure.	
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	+	-	+	ST-LT	P	Locally	Overall, the development of any significant area of undeveloped land has the potential to effect landscape character. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity. However, options 37 and 39 would increase the proportion of development that is directed to the built up area. Option 38 is more likely to lead to more pressure on townscape and landscape character.	There may be tension between the districts landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character.
10. Conserve and where appropriate enhance the historic environment.	-	+	-	ST-LT	P	Locally	Concentrating development in selected settlements or clusters of settlements (Options 37 & 39) could increase the impact on the historic environment within the villages.	Specific policies which have regard to designated and undesignated heritage assets.

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
SA Objectives				SMM/	Perm/	Temp		
11. Improve the health and well being of the population.	+/?	+/?	+/?	MT-LT	P	Locally	New development can improve access to facilities and employment locally, by cycling and walking routes which also improve health benefits although this is a less certain effect.	Specific policies on new development should encourage modal shift.
12. Reduce and prevent crime	0	0	0	MT-LT	P	Locally	New development can design out crime and have a positive effect on these locations. None of the options have obvious effects.	Specific policies on new development should ensure good design and promote designing out crime.
13. Improve the quality and quantity of publicly accessible open space.	+	-	+	MT-LT	P	Locally	All development should contribute to open space provision and/or enhancement.	
14. Improve the quality, range and accessibility of essential services and facilities.	+	+/-	+	MT	P	Locally	However, options 37 and 39 would increase the proportion of open space in the area. Option 37 is likely to lead to clusters of settlements, which may be more sustainable locations, however this may leave a 'gap' in helping to improve services and facilities in areas outside of the settlement boundaries.	Policies on New developments should encourage sustainability of locations.
							Option 38 provides a more dispersed development pattern. This may restrict quality, range and accessibility to essential services and facilities to villages.	

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected			
						ST/MT		
SA Objectives								
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	+	-	+	ST-MT	Temp May be difficult to sustain as climate change.	Locally	Options 37 and 39 direct development to existing settlements or clusters of settlements. This will continue to concentrate development in the most sustainable locations, helping improve access to employment and local services/facilities. Option 38 provides a more dispersed development pattern. This may restrict quality, range and accessibility to essential services/facilities and employment.	Policies on new developments should encourage sustainability of locations.
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+/-	+	ST-LT	P	Locally	Options 37 and 39 direct development to existing settlements or clusters of settlements. This will continue to concentrate development in the most sustainable locations, helping improve access to housing. Option 38 provides a more dispersed development pattern. This may lead to housing in less sustainable locations and therefore reduce accessibility to housing.	Policies on new developments should encourage sustainability of locations.

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
				Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SMMLT	Perm/Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives								
17. Increase the vitality and viability of existing town centres.	+	?	+	MT-LT	P	Locally	The vitality and viability of town centres will depend on the location of the developments. The provision of new housing in many rural areas of the district will have limited impact on town centres compared to more urban locations.	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	-	+	MT-LT	P	District	Options 37 and 39 direct development to existing settlements or clusters of settlements. This will continue to concentrate development in the most sustainable locations, helping improve access to employment. Option 38 provides a more dispersed development pattern. This may restrict quality, range and accessibility to employment.	Policies on new developments should encourage sustainability of locations.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	+	+	MT	P	Locally	Options 37 and 39 direct development to existing settlements or clusters of settlements. This will continue to	Policies on new developments should encourage

Options	Option 37: Define settlement boundaries	Option 38: No development boundaries	Option 39: Clusters of settlements	Impact Dimensions			Commentary	Mitigation
	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	Locally / District-wide / Beyond LA boundary		
Effects	Predicted Direct Effect	Predicted Direct Effect	Predicted Direct Effect	SMMLJ	Perm/Temp		concentrate development in the most sustainable locations, helping improve access to employment and therefore help the local economy.	sustainability of locations.
SA Objectives							Option 38 provides a more dispersed development pattern. This may restrict quality, range and accessibility to employment. However, it may contribute towards economic adaptability through lifting restrictions for housing outside of settlements.	

Table 13.1

Issue 40 Strategy for Countryside

Options	Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation	
	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	ST/MT/LT			
Effects								
SA Objectives								
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	+/-	+/-	ST-LT	Locally / District-wide / Beyond LA boundary	Perm/ Temp	District-wide	Irreversible loss is inevitable in both options if development is located on greenfield land. More loss of greenfield land is more likely with option 41 because of the more flexible approach in permitting new development. However, the amount of developments outside settlement boundaries that take place under both options is likely to be very limited in nature.	Develop policies to prioritise previously developed land.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	+/-	+/-	ST-LT	Beyond LA boundary	P	Beyond LA boundary	Increased water consumption is likely in both options. Increased water consumption is more likely with option 41 because of the more flexible approach in permitting new development could result in more development coming forward. However, developments outside settlement boundaries are likely to be very limited in nature, so impact upon water consumption will be minimal.	Develop policies to ensure that development is designed in a sustainable manner.

Options	Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		
Effects	ST/MT/LT	ST/MT/LT			Geographic areas likely to be effected	Perm/ Temp	Locally / District-wide / Beyond LA boundary
			SA Objectives				
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality	+/-	+/-	ST-LT	P	Beyond LA boundary	Both options could potentially increase the adverse impacts on and water quality and waste water treatment. However, developments outside settlement boundaries are likely to be very limited in nature, so impact upon this objective will be minimal.	Develop policies to ensure that development is designed in a sustainable manner.
4. Minimize the production of waste and support the recycling of waste.	0	0	N/A	N/A	N/A	New developments will produce additional waste. Exact impact may depend on arrangements for recycling and composting.	
5. Reduce contributions to climate change and localised air pollution.	+/-	+/-	ST-LT	P	Locally / District	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. Increased car journeys is more likely with option 41 because of the more flexible approach in permitting new development. However, developments outside settlement boundaries are likely to be very limited in nature, so impact upon car emissions will be minimal.	Policies which encourage sustainable transport would help improve air quality and contributions to climate change.
6. To adapt to climate change and avoid, reduce and manage flood risk.	+/?	+/?	ST-MT	Perm? Flood risk zones not static enough, in particular	Locally/District	Potential new development sites within Breckland will be subject to assessment as to whether they are at risk from flooding. If so they will be discounted from future housing. Overall, increase surface water runoff will be generated as greenfield land is developed. However, the District has amongst the lowest rainfall in the UK, and the new developments will increase the pressure on the water supply infrastructure.	Future policy should require new development to include measures such as SUDs to mitigate flooding on to and off the site.

Options		Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation
Effects	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects	Geographic areas likely to be effected	ST/MT/LT	Perm/ Temp		
SA Objectives								
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	+/-	+/-			MT-LT	P	The exact impact depends on location. By its very nature development on greenfield sites is likely to have an impact on biodiversity and geodiversity. Impact upon biodiversity and geodiversity is more likely with option 41 because of the more flexible approach in permitting new development. However, developments outside settlement boundaries are likely to be very limited in nature, so impact will be minimal.	There may be tension between the districts biodiversity and socio-economic need of the district. Appropriate policy protection should be afforded to biodiversity and geodiversity in the Local Plan, such as mitigating by choice of location, landscaping/screening and good quality design.

Options	Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation
			Temporal Effects	Geographic areas likely to be effected	Geographic areas likely to be effected		
Effects	Predicted Direct Effect	Predicted Direct Effect	ST/MT/LT	Perm/ Temp	Locally / District-wide / Beyond LA boundary		
SA Objectives							
8. Protect, enhance and increase Green Infrastructure in the District.	0	0	N/A	N/A	N/A	Housing development can help improve opportunities to protect, enhance and increase Green Infrastructure. However, the limited amount of development both of these options would entail means that there would likely be no increase in Green Infrastructure.	Appropriate mitigation would be required to avoid any significant impacts. Mitigation measures would need to avoid fragmentation and provide habitat linkages. The extent of impacts could be avoided in the short term by developing or brownfield sites first.

Options		Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation
Effects	SA Objectives	Predicted Direct Effect	Predicted Direct Effect	Temporal Effects				
				ST/MT/LT	Perm/ Temp	Geographic areas likely to be effected		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.		+/-	+/-	ST-LT	P	Locally	Overall, the development of any area of undeveloped land, particularly that which takes place outside of the settlement boundary, has the potential to effect landscape character. The Breckland Landscape Character Assessment and Settlement Fringe Study (2007) highlight that there are a number of landscapes with a higher level of sensitivity. Option 41 is more likely to have an impact on landscape and townscape character. However, developments outside settlement boundaries are likely to be very limited in nature, so impact will be minimal.	There may be tension between the district's landscape and socio-economic needs of the district. Policies could include specific requirements to minimise the impact on landscape character
10. Conserve and where appropriate enhance the historic environment.		+/-	+/-	ST-LT	P	Locally	The exact impact depends on location. Impact upon the historic environment is more likely with option 41 because of the more flexible approach in permitting new development. However, developments outside settlement boundaries are likely to be very limited in nature, so impact will be minimal.	Specific policies which have regard to designated and undesignated heritage assets.
11. Improve the health and well being of the population.		0	0	N/A	N/A	N/A	New development can improve access to facilities and employment locally, by cycling and walking routes which also improve health benefits. However, developments outside	

Options	Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation	
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects			Geographic areas likely to be effected
SA Objectives								
12. Reduce and prevent crime	0	0	N/A	N/A	N/A	settlement boundaries are likely to be very limited in nature, so it is likely that there will be no impact.		
13. Improve the quality and quantity of publicly accessible open space.	0	0	N/A	N/A	N/A	New development can design out crime and have a positive effect on these locations. However, developments outside settlement boundaries are likely to be very limited in nature, so it is likely that there will be no impact.		
14. Improve the quality, range and accessibility of essential services and facilities.	0	0	N/A	N/A	N/A	The amount and nature of development will be too limited to contribute to open space provision and/or enhancement.		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	0	0	N/A	N/A	N/A	The amount and nature of development will be too limited to contribute to services and facilities.		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	+	+	ST-LT	P	Locally	The amount and nature of development will be too limited to have an impact.	Provision of new housing under these options will likely improve access to housing which meets people's needs of access to employment.	

Options	Option 40: Continue with current approach	Option 41: Flexible approach around definition of a rural worker based on more local approach	Impact Dimensions			Commentary	Mitigation
			Predicted Direct Effect	Predicted Direct Effect	Temporal Effects		
SA Objectives						ST/MT/LT	Perm/ Temp
17. Increase the vitality and viability of existing town centres.	0	0	N/A	N/A	N/A	The amount and nature of development will be too limited to have an impact.	
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	+	+	MT-LT	P	Locally	Provision of new housing under both of these options will likely improve access to housing which meets people's needs of access to employment which requires a rural setting. Option 41 will be more sensitive to local circumstances.	
19. Improve the efficiency, competitiveness and adaptability of the local economy.	+	+	MT	P	Locally	Both options will help contribute towards the provision of business which requires a rural setting. Option 41 will be more sensitive to local circumstances.	

Table 13.2