

CAPITA

Appendix C – Potentially Significant Modifications Appraisal Update – Policies

LOCAL PLAN VISION: Breckland's Strategic Vision					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM2	12	<p>Add the following text at the end of the first paragraph:</p> <p><u>New growth will be balanced, ensuring that the District adapts to, and mitigates against the impacts of climate change.</u></p> <p>Revise text in the fifth paragraph as follows:</p> <p>Breckland will continue to cherish the natural, built and built assets historic environment which make the District unique.</p>		<p>To ensure that the Strategic Vision reflects the government's commitments to climate change.</p> <p>To ensure that reference is made to the historic environment.</p>	
SA Objective		L D N	++ + O - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		ST MT LT	P T	<p>The vision seeks the provision of new housing and employment land within Breckland. Due to the rural nature of the District, there is limited amounts previously developed land within the District and as such much of the development will occur on undeveloped land.</p>	<p>The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the overall Vision that directs development to greenfield sites.</p>
		D	--		
		LT	P		

2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	?	-/?	All net new development will have an impact upon water consumption and will see an increase upon demand. The vision seeks to support new development. The Water Cycle Study concludes that the level of growth can be accommodated but improvements to water infrastructure are required for a number of settlements.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	?	?		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	?	-/?	See comments in the row above.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	?	?		
4. Minimise the production of waste and support the recycling of waste.	?	?	The impact on waste recycling is currently unclear.	The addition of a reference to climate change and conservation of the historic environment in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	?	?		
5. Reduce contributions to climate change and localised air pollution.	D	+	The vision for the District is to see new development occur in areas with co-ordinated transport provision. It is considered that this would include public transport provision rather than just private car. The vision therefore scores positively against the sustainability objective.	The addition of a reference to climate change and conservation of the historic environment in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	LT	p		
6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The vision supports the delivery of new housing development. The exact impact of the vision upon flood risk is unclear, but this is addressed by the Local Plan policies.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	?	?		
7. Protect, conserve, enhance and expand	?	?	The vision makes no specific reference to biodiversity or geodiversity of the District. It is unclear the potential	The proposed main modification would not have a significant effect.

biodiversity and promote and conserve geodiversity.	?	?	impact the Districts vision will have on biodiversity or geodiversity.	
8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Green infrastructure is formed by the linkages of natural assets within the District including open space. The vision seeks to see new development supporting open spaces and as such scores positively against this sustainability objective.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The vision recognises the role the natural and built assets of the play in shaping the character of the district. It also recognises that the should be protected through the plan period as they act as both a means of attracting investment and visitors to the District. The vision therefore scores positively against the sustainability objective.	The proposed modification incorporates specific additional reference to the historic environment and retains reference to natural and built environment. As such it strengthens the overall position of the strategic vision in relation to sustainability objectives for landscape and townscape character. However, on balance this is not considered to be significant enough to justify improvement from the previously assessed positive effect.
	LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	+	The vision notes the importance of the District's built assets and the need to protect them for both their own sake and also as a means of attracting investors and visitors into the area. The vision does not specifically note the role of the historic environment, however it is considered that this is grouped within the overall phraseology around built assets of the District. It is not clear the exact impact the vision will have on the conservation and enhancement of the historic environment.	The proposed Main Modification would add reference to "historic environment". The effect of the Main Modification would mean that the previous unclear conclusion could be amended to a positive outcome.
	LT	P		
11. Improve the health and well being of the	D	+	The vision seeks to build strong working relationships with stakeholders and partners to improve health care	The addition of a reference to climate change and conservation of the historic environment in the

population.	LT	P	and wellbeing of the community.	Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
12. Reduce and prevent crime	?	?	No reference is made within the vision to the reduction or prevention of crime.	The proposed main modification would not have a significant effect.
	?	?		
13. Improve the quality and quantity of publicly accessible open space.	D	+	The vision for the District is that all new developments have good access to open space. Policies have been included within the plan which support the delivery of open space for all new dwellings.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The vision for the District is that new development will support services and facilities and in rural areas the will be supported and prized. This statements within the vision are positive in the support they give towards essential services and facilities.	The addition of a reference to climate change in the Vision is positive with regards to this SA objective but would not significantly affect the previously assessed outcome.
	LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	?	?	Whilst the vision supports the delivery of services and facilities within Breckland by 2036, it is not clear the impact this has on redressing inequalities.	The proposed main modification would not have a significant effect.
	?	?		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The vision supports the delivery of new housing development within the District in accordance with the locational strategy set out within the Local Plan. This approach scores positively against the sustainability objective.	The proposed main modification would not have a significant effect.
	LT	P		

17. Increase the vitality and viability of existing town centres.	?	?	The vision makes no mention to the role of the Districts town centres. It does however talk about centring growth around areas where it can support existing services. The impact of the vision for Breckland on the vitality and viability of the town centres is therefore unclear.	The proposed main modification would not have a significant effect.
	?	?		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	?	?	The vision refers to the need for local distinctiveness to be reflected through local policies for the rural economy. The positive support for the rural economy has the opportunity to help people within the countryside gain work close to their place of residence. The exact impact of the vision on the sustainability objective is unclear.	The proposed main modification would not have a significant effect.
	?	?		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The vision for the District by 2036 is for a diversified economy which is well connected, with a growing number of skilled workforce and population. This aspect of the vision supports the sustainability objective to improve the efficiency, competitiveness and adaptability of the local economy and as such scores positively against it.	The proposed main modification would not have a significant effect.
	LT	P		

LOCAL PLAN VISION: Breckland's Strategic Vision - SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	--	-/?	-/?	?	+	?	?	+	+	?	+	?	+	+	?	+	?	?	+
Proposed MM effect (in bold and shaded if amended)	--	-/?	-/?	?	+	?	?	+	+	+	+	?	+	+	?	+	?	?	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect.																		

PROPOSED NEW LOCAL PLAN STRATEGIC OBJECTIVE 4										
Mod. ref. MM3	Sustainability Objective									
	10	11	12	13	14	15	16	17	18	19
4. To adapt and mitigate against the impacts of climate change.	+ Conservation of the historic environment involves reuse and recycling of materials, and use of existing buildings, all of which are intrinsically linked to tackling climate change.	++ Health and wellbeing are directly linked to climate change; these objectives are highly compatible.	0	+ Protection of open space is a key approach in tackling climate change through prevention of sprawl, encouraging active travel and protection of trees.	+ To best fulfill this SA objective, services and facilities should be located in those areas that are most accessible to the community. These will likely be places that are easiest to reach via walking, cycling and public transport. This is compatible with the aim of tackling climate change.	0	0	+ Supporting the vitality and viability of existing town centres would help to keep services and facilities in the most accessible locations. This is compatible with the aim of tackling climate change.	0	0

PROPOSED NEW LOCAL PLAN STRATEGIC OBJECTIVE 4									
Mod. ref. MM3	Sustainability Objective								
	1	2	3	4	5	6	7	8	9
4. To adapt and mitigate against the impacts of climate change.	+ This strategic objective is compatible with the SA objective.	+ This strategic objective is compatible with the SA objective. Good water management processes would help mitigate flooding, which is an impact of climate change.	+ This strategic objective is compatible with the SA objective.	+ Some forms of waste management can have negative impacts upon the environment and so an objective that supports minimising and recycling of waste is positive.	++ This strategic objective is directly compatible with the SA objective.	++ This strategic objective is directly compatible with the SA objective.	0	+ Protection of green infrastructure is a key approach in tackling climate change through prevention of sprawl, encouraging active travel and protection of trees.	0

LOCAL PLAN POLICY: GEN 1 Sustainable Development in Breckland					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM4	16	<p>Revise the second bullet point as follows: Protect and <u>or where possible</u> enhance the natural, built and historic environment</p> <p>Add an additional bullet point at the end of the list: <u>Consideration of the cumulative impact of development, in particular, the impact on the environment.</u></p> <p>Revise the final paragraph of the policy as follows: Where there are no Local Plan development plan policies relevant to the application, or <u>the relevant policies of most importance</u> are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, unless taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or if specific policies in the Framework indicate that development should be refused. that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.</p>		<p>To reflect that it may not always be possible to enhance the natural, built and historic environment</p> <p>To ensure cumulative impacts are addressed.</p> <p>To ensure the policies aligns with the NPPF.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		

CAPITA

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	++	Policy will seek to ensure development occurs in a sustainable manner, having regard to a number of key characteristics. The policy will have a district wide impact as it will be applied to all developments.	The proposed main modification would not have a significant effect.
	LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	++	The key principles within the policy seek to ensure the creation and maintenance of environmentally sustainable communities, including the use of natural resources.	Whilst wording has changed to 'or' the principles of the policy remain the same. Therefore, there is no change to the scoring. The additional bullet point allows cumulative impact to be assessed which adds protection to environment.
	LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	++	The key principles within the policy seek to ensure the creation and maintenance of environmentally sustainable communities, including the use of natural resources.	Whilst wording has changed to 'or' the principles of the policy remain the same. Therefore, there is no change to the scoring. The additional bullet point allows cumulative impact to be assessed which adds protection to environment.
	LT	P		
4. Minimise the production of waste and support the recycling of waste.	D	++	Policy includes key principles around environmental sustainability. The policy will be applicable district wide.	The proposed main modification would not have a significant effect.
	LT	P		
5. Reduce contributions to climate change and localised air pollution.	D	++	The first principle set out within the policy refers to the need for development to mitigate and adapt to climate change.	The proposed main modification would not have a significant effect.
	LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	Whilst the policy does not make direct reference to flood risk, it does refer to the need to mitigate and adapt to climate change. The policy specifically relates to the need to ensure the creation of environmentally sustainable communities.	The proposed main modification would not have a significant effect.
	LT	++		

7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	One of the key principles of sustainable development within Breckland, as set out within the policy, is to protect and enhance the natural environment.	The proposed main modification would support the previously assessed positive outcome. The addition of the consideration of cumulative impact is highly positive with regards to this objective. As the previous assessment noted highly positive outcomes, there would be no change to this assessment.
	LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	+	The policy does not make specific reference to green infrastructure, however it does seek to ensure the protection of the natural environment.	Whilst the addition of the consideration of cumulative impact would be positive in relation to this objective, the overall effect of this would not be sufficient to affect the previously assessed outcome.
	LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0	Whilst the policy makes no specific reference to landscape or townscape character, it does seek to ensure the protection and enhancement of the natural, built and historic environment.	Whilst the addition of the consideration of cumulative impact would be positive in relation to this objective, the overall effect of this would not be sufficient to affect the previously assessed outcome.
	LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	++	The policy defines one of the key principles of sustainable development as being the protection and enhancement of the historic environment, which is in accordance with the aims of this objective.	The proposed main modification would not have a significant effect.
	LT	P		
11. Improve the health and well being of the population.	D	+	The policy promotes sustainable development, which includes ensuring development occurs in locations with good access to facilities, this includes health	The proposed main modification would not have a significant effect.
	LT	P		

			facilities.	
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	The principles of sustainable development have been defined to include the development of facilities to support growth. Whilst there is no specific reference to open space, it does include reference to the development of leisure facilities.	Whilst the addition of the consideration of cumulative impact would be positive in relation to this objective, the overall effect of this would not be sufficient to affect the previously assessed outcome.
	LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	++	One of the principles of sustainable development as set out within the policy is to provide new services and facilities where necessary.	Whilst the addition of the consideration of cumulative impact would be positive in relation to this objective, the overall effect of this would not be sufficient to affect the previously assessed outcome.
	LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy seeks to ensure the delivery of sustainable development, including housing. It supports the inclusion of inclusive communities.	The proposed main modification would not have a significant effect.
	LT	P		

17. Increase the vitality and viability of existing town centres.	D	0	No specific reference within the policy to town centres	The proposed main modification would not have a significant effect.
	LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy supports the sustainable development of employment land.	The proposed main modification would not have a significant effect.
	LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The policy supports the sustainable development of employment land.	The proposed main modification would not have a significant effect.
	LT	P		

LOCAL PLAN POLICY: GEN 1 Sustainable Development in Breckland																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	++	++	++	++	++	++	++	+	0	++	+	N/a	+	++	0	++	0	+	+
Proposed MM effect (in bold and shaded if amended)	++	++	++	++	++	++	++	+	0	++	+	N/a	+	++	0	++	0	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect.																		

LOCAL PLAN POLICY: GEN 2 - Promoting High Quality Design					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM5	17	<p>After bullet points, revise policy as follows:</p> <p>Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not <u>respect or</u> improve the character and quality of the area and the way the area functions, will be refused planning permission.</p>		To acknowledge that it may not always be possible to improve the character and quality of the environment.	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		

4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	The policy seeks to ensure all developments contribute positively to the surrounding area. This scores positively against the objective.	The proposed main modification acknowledges that new design could respect existing character rather than have to necessarily improve it. This represents a sensitive approach that supports the previously assessed highly positive score.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	++	The policy requires all development within the District to respect and be sensitive to the character of the surrounding area. This scores positively against the criteria.	The proposed main modification acknowledges that new design could respect existing character rather than have to necessarily improve it. This represents a sensitive approach to the historic environment that would support an amendment to the previously assessed "positive" score to "highly positive".
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	D	+	The policy requires planning applications to demonstrate high quality design, which is a key element of the policy and reasoned justification.	The proposed modification would not have a significant effect to merit a change in the original analysis of the sustainability appraisal, but the additional emphasis on delivering design that enhances sustainability should strengthen the positive effect on the objective.
	ST-LT	P		
13. Improve the quality and quantity of publicly accessible open space.	D	0/+	Whilst not necessarily increasing the quantity of open space, the policy does seek to ensure schemes contribute	The proposed main modification would not have a significant effect.
	ST-LT	P		

CAPITA

			positively to the public realm and public spaces, which can lead to quality improvements to the open space.	
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The reasoned justification includes the requirement that spaces are accessible to all, noting the way in which well designed spaces encourage social integration, equal access to opportunities, services and facilities. This scores positively against the objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	D	+	Well designed public realm and public spaces are more attractive to users and as such can help to improve the vitality and viability of town centres.	The proposed main modification would not have a significant effect.
	ST-LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0/+	Well designed spaces, which are attractive to end users can lead to improvements in the local economy, as they are attractive to new businesses.	The proposed main modification would not have a significant effect.
	ST-LT	P		

LOCAL PLAN POLICY: GEN 2 - Promoting High Quality Design SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	+	N/a	+	0/+	N/a	+	N/a	+	N/a	0/+
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	+	0/+	N/a	+	N/a	+	N/a	0/+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would acknowledge that it may not be possible or appropriate to improve the character and quality of the environment. It would not give rise to significant effects upon sustainable development.																		

LOCAL PLAN POLICY: GEN 4 - Development Requirements for the Attleborough Strategic Urban Extension			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM7	25	<p>Amend first sentence of policy wording: "Land to the south west of Attleborough amounting to approximately 296 <u>217</u>ha, as shown on the Policies Map..."</p> <p>Amend the first sentence of the policy to state '...of a total of at least 2,658<u>0</u> net new dwellings with a further 1,352<u>0</u> dwellings anticipated beyond the plan period within the SUE boundary.'</p> <p>Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 5th paragraph and replace with the following text: Any proposal will have to consider the findings of the Historic Characterisation Study and carry out further assessment work into the historic landscape to the south of Attleborough to the satisfaction of the Council and Historic England. <u>The development proposal for the Attleborough SUE will conserve, and where possible, enhance the historic environment. The Historic Characterisation Study should inform an appropriate design response and any masterplanning exercise, including any mitigation measures. Development proposals must:</u> <u>Conserve, and where possible, enhance designated heritage assets and non designated heritage assets and their settings. Designated heritage assets include Bunn's Bank Scheduled Monument, Grade II listed Old Hall and Burgh Farm, Attleborough Conservation Area and Old Buckenham Conservation Area</u> <u>Respect the rural nature of the site and the location of the site as a gateway from the south;</u> <u>Explore opportunities to create a pattern of development and open space which naturally aids the understanding and interpretation of the significance of heritage assets, in particular Bunn's Bank Scheduled Monument;</u> <u>Retain and respond to important landscape features throughout the site;</u> <u>Be informed by archaeological surveys, where required, in line with policies ENV 07 and ENV 08, particularly the area to the west of Bunn's Bank Scheduled Monument.</u></p> <p>Policy GEN 4, Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)', delete wording in the 9th paragraph and replace with the following text: A Utilities Statement pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer</p>	<p>Correction to reflect revised boundary of site</p> <p>To ensure consistency with the amended housing trajectory.</p> <p>To ensure the development requirements adequately address the significance of the historic environment and that this forms an integral consideration in the planning of Attleborough SUE.</p> <p>To remove reference to the trigger point of 1,800</p>

		<p>wastewater for treatment <u>and that there is available capacity in the foul sewerage network</u>. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought. Ongoing discussion between the Council, the developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements is required <u>following the development of 1,800 homes in time to serve the development of 4,000 dwellings, of which, 2,680 are to be completed within the plan period.</u></p> <p>Under 'Development Requirements of Attleborough Strategic Urban Extension (SUE)' insert new wording after final paragraph <u>New or improved/expanded local healthcare facilities may be required to serve the increased population, subject to consultation with NHS England.</u></p> <p>Masterplan, add an additional point following criteria 15: <u>16. The Masterplan will be informed by the presence of designated and non-designated heritage assets and their settings, this will include an investigation of the archaeological significance of the site, particularly the area west of Bunn's Bank. Proposals for the siting of major infrastructure, such as the link road required to serve the development, or infrastructure upgrades to the existing town centre will be informed by an appraisal of the impact upon the historic environment;</u></p> <p>Masterplan, add an additional point following proposed criteria 16: <u>17. Consideration of the potential to provide a new healthcare facility on site, unless it is determined financial contributions to existing facilities would be more appropriate to serve the healthcare needs of new residents.</u></p>	<p>homes to avoid confusion over the requirement to determine an appropriate, deliverable solution for Wastewater Treatment Works for the entire allocation of 4,000 homes.</p> <p>In recognition that new residents will require healthcare provision</p> <p>To ensure that the masterplan is informed by a full understanding of the impact on the historic environment seeking to conserve and enhance designated and undesignated heritage assets.</p> <p>In recognition that new residents will require healthcare provision</p>	
SA Objective	L D N S T M T L T	++ + O - -- P T	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

CAPITA

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The location of the strategic urban extension is on undeveloped greenfield land which is predominantly in agricultural use.	The proposed Main Modification would see a reduction in the site area and thus amount of greenfield land that would be developed. Nevertheless, the urban extension would still see the use of a large area of greenfield land and so the previously assessed outcome should not be changed.
	LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	0	The policy specifies the requirement for 2,650 new dwellings up to 2036, which will have an impact upon water consumption. The Water Cycle Study has shown that there is capacity within the system. The policy also includes criteria around the requirement for development to include water efficiency measures.	The proposed main modification would not have a significant effect.
	LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	0	See comment above.	The proposed main modification would not have a significant effect.
	LT	P		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	-	Attleborough is identified as a key settlement within the settlement hierarchy and has access to public transport. Due to the size of the development proposed there is likely to be an implication on local air pollution. Evidence base around smarter transport options has been prepared as part of this local plan and should be included within a policy.	The proposed main modification would not have a significant effect.
	LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The sustainable urban extension will see the development of a significant quantum of housing on greenfield land. This will have an impact on runoff rates. The proposed policy includes the requirement for a flood risk assessment to be submitted within the	The proposed main modification would not have a significant effect.
	LT	P		

			application and the site is predominantly in Flood Zone 1 (at lowest risk of flooding).	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	The development will be on greenfield land and as such there is likely to be implications for biodiversity within the plan area. The policy does include reference to the retention and protection of hedgerows and trees within the urban extension.	The proposed main modification would not have a significant effect.
	LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The policy seeks the development of new green infrastructure to act as a link between the existing town and the new development.	The proposed main modification would not have a significant effect.
	LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of the sustainable urban extension will have an impact on the landscape and townscape. Regard should be had to the findings of the Landscape Character Assessment and the Settlement Fringe Study. The impact of the development on the landscape and townscape is currently uncertain and will depend on the design of the scheme.	The proposed main modification ensures additional consideration for the rural character of the area and to the historic environment. This is a positive amendment but the overall effect remains uncertain.
	?	?		
10. Conserve and where appropriate enhance the historic environment.	?	?	There are a number of important heritage features within Attleborough which have the potential to be impacted upon by the development of the sustainable urban extension.	The proposed main modification ensures additional consideration for the effect on the historic environment. This is a positive amendment but the overall effect remains uncertain.
	?	?	Whilst the impact of the development to the south west of the town is lower than in other areas, the impact is still unclear.	
11. Improve the health and well being of the population.	L	+	The new development will include pedestrian and cycle links to the town centre and also new outdoor sports facilities.	The proposed Main Modification includes reference to providing new healthcare facilities if required, which should improve accessibility to facilities.
	LT	P		
12. Reduce and prevent crime	N/a	N/a	This should be considered through the design stage of the planning application	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	++	The new development will be required to provide on-site open space of both children's play and outdoor sports facilities.	The proposed main modification would not have a significant effect.
	LT	P		

CAPITA

14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The new development will provide a number of essential services and facilities including new school provision, retail provision through local centres and new sports facilities.	The proposed main modification would not have a significant effect.
	LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will provide a number of new essential services and facilities which will be accessible to everyone within the town.	The proposed main modification would not have a significant effect.
	LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The development of the urban extension will provide a significant proportion of the housing needs for the District as a whole. This will include new affordable housing to help meet the requirements of those in housing need.	The proposed Main Modification would see a difference in the timing of the housing delivery. The effect would not be significant and so there would not change to the previous assessment.
	LT	P		
17. Increase the vitality and viability of existing town centres.	D	+/-	The urban extension will provide retail provision within the development. The Retail and Town Centre study assessed the impact of local centres within the SUE and due to the level of retail provision, this was assessed as being minimal.	The proposed main modification would not have a significant effect.
	LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The urban extension will be required to provide new employment areas as part of the development.	The proposed main modification would not have a significant effect.
	LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	New employment opportunities within the town will help to improve the efficiency, competitiveness and adaptability of the local economy.	The proposed main modification would not have a significant effect.
	LT	P		

LOCAL PLAN POLICY: GEN 4 - Development Requirements for the Attleborough Strategic Urban Extension																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	--	0	0	N/a	-	0	-	+	?	?	+	N/a	++	++	+	++	+/-	+	+
Proposed MM effect (in bold and shaded if amended)	--	0	0	N/a	-	0	-	+	?	?	+	N/a	++	++	+	++	+/-	+	+
Overall effect of Proposed Modification upon SA assessment	A number of amendments are proposed to this policy; this includes consideration of the historic environment, clarity on utilities and healthcare, a change in the site area and the timing of the housing delivery on the site. Despite the proposed differences, the proposed main modification would not result in a change to the previously assessed SA outcomes and would not give rise to significant effects upon sustainable development.																		

LOCAL PLAN POLICY: GEN 05 Settlement Boundaries			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM11	30	<p>Amend the first sentence to read:</p> <p>“subject to compliance with National and other Local Plan relevant <u>Development Plan</u> policies.</p> <p>Amend the second paragraph to read:</p> <p>“Outside the defined settlement boundaries, development is restricted to preserve <u>recognise the intrinsic character and beauty of</u> the countryside. Development outside the defined settlement boundaries will only be acceptable where it is compliant with one or more of the following policies set out with the Local Plan including all relevant policies set out in the development plan Local Plan, including but not necessarily restricted to:</p> <p>Amend titles of bullet points as follows:</p> <ul style="list-style-type: none"> Policy HOU 03 – Development Outside of the Boundaries of Local Service Centres Policy HOU 04 – Rural Settlements with Boundaries <u>Villages with Boundaries</u> Policy HOU 05 – Small Villages and Hamlets Outside of Settlement Boundaries Policy HOU 08 – Provision for Gypsies, Travellers and Travelling Showpeople Policy HOU 12 – Conversion of Building in the Countryside Policy HOU 13 – Agricultural <u>Rural</u> Workers Exceptions Policy HOU 14 – Affordable Housing Exceptions Policy ENV 03 – The Brecks Protected Habitats and Species Policy EC 04– Employment Development Outside General Employment Areas Policy EC 06 – Farm Diversification Policy EC 07 – Tourism Related Development 	<p>To ensure that the document refers to the Development Plan and not just the Local Plan.</p> <p>To ensure that the wording of the policy is in line with Paragraph 17 of the NPPF; to ensure that proposals have regard to all policies in the development plan.</p> <p>To reflect changes made to the titles of the policies in the document.</p>

SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	+	Land inside designated settlement boundaries will form the basis for new residential development. This therefore will reduce the loss of undeveloped land.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air	D	+	The provision of public transport is one of the criteria for the retention of settlement	The proposed main modification would not have a significant effect.

CAPITA

pollution.	ST-LT	P	boundaries. The policy encourages development inside the settlement boundaries which is where there would be services and facilities to support the populations.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	Dependent on individual planning application	The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	Dependent on individual planning application	The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	The policy allows for new residential development within defined locations. There is a requirement for new residential development to provide open space.	The proposed main modification would not have a significant effect.
	ST-LT	P		

CAPITA

14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Allowing development inside settlement boundaries will ensure that new developments have access to services and facilities within those settlements.	The proposed main modification would not have a significant effect.
	ST-LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy directs development to inside defined settlement boundaries. Encouraging new residential development scores positively against this criteria.	The proposed main modification would not have a significant effect.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: GEN 05 Settlement Boundaries																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	N/a	N/a	+	N/a	+	+	N/a	+	N/a	N/a	N/a						
Proposed MM effect (in bold and shaded if amended)	+	N/a	N/a	N/a	+	N/a	+	+	N/a	+	N/a	N/a	N/a						
Overall effect of Proposed Modification upon SA assessment	<p>The proposed main modification would alter how the effect of development upon the countryside would be considered. It would not, however, lessen the conservation afforded to the countryside and therefore no significant effect would arise from the proposed main modification.</p> <p>Modifications are proposed to some settlement boundaries. These tend to be minor and/or reflect planning permissions or to correct errors in map drawing. Overall, the effect of the proposed modifications to settlement boundaries would not be significant.</p>																		

LOCAL PLAN POLICY: HOU 01 Development Requirements (Minimum)					
Mod Ref	Page Number	Text with proposed Modification	Reason for Change		
MM12	31	To enable the District to meet future housing needs the Local Plan will provide for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum. The annualised level of new housing provision will increase during the plan period, from 584 per year from 2017/18 – 2021/22 to 622 per year from 2021/22, as reflected in the housing trajectory.			
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		D	-	The policy seeks to ensure the delivery of housing and economic growth. There is limited previously developed land within Breckland and as such the majority of development is likely to occur on undeveloped land. This scores negatively against the sustainability objective.	The amount of land developed would not be affected by the proposed main modification.
		LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		D	0	All new development will have an impact upon water consumption. The results of the updated Water Cycle Study have been taken into consideration through the preparation of this plan.	The proposed main modification would not have a significant effect.
		LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and		D	0	The policy will have a long term impact as it allocates development, however the	The proposed main modification would not have a significant
		LT	P		

CAPITA

development with minimal impacts on water quality.			specific impact on water is not clear.	effect.
4. Minimise the production of waste and support the recycling of waste.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
5. Reduce contributions to climate change and localised air pollution.	D	0	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. The location of the development and access to public transport options will impact upon this.	The proposed main modification would not have a significant effect.
	LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0		New development could have an impact on flooding, however the specific impact on depends on location of development.
	LT	P		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	The policy seeks the allocation of new housing and employment land across the District. This therefore has the potential to impact upon the landscape and townscape, however the impact is unclear as it does not refer to the location of the development.	The proposed main modification would not have a significant effect.
	LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
11. Improve the health and well being of the population.	D	0		The proposed main modification would not have a significant effect.
	LT	P		
12. Reduce and prevent crime	D	0		The proposed main modification

	LT	P		would not have a significant effect.
13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will need to provide/contribute towards open space.	The proposed main modification would not have a significant effect.
	LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy supports the development of vibrant town and district centres through new retail and leisure floorspace, which is in accordance with this objective.	The proposed main modification would not have a significant effect.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will support the delivery of new services and facilities	The proposed main modification would not have a significant effect.
	MT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy seeks to provide new housing development in the District over the plan period.	The proposed main modification would affect the phasing of housing development but not the overall amount of housing delivery so would not affect the previous assessment outcome.
	LT	P		
17. Increase the vitality and viability of existing town centres.	D	+	The policy provides a supportive approach to the provision of new retail and leisure facilities within the District, which can be used in the determination of planning applications. The policy does not provide specific allocations however.	The proposed main modification would not have a significant effect.
	LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy sets the development requirements for employment land across the District. The policy has been informed by the Employment Growth Study, whilst the policy does not allocate the highest scenario as set within the study, it is at the higher end of the range of scenarios.	The proposed main modification would not have a significant effect.
	LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++		The proposed main modification would not have a significant
	LT	P		

LOCAL PLAN POLICY: HOU 01 Development Requirements (Minimum)																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	+	+	++
Proposed MM effect (in bold and shaded if amended)	-	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	+	+	++
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would remove the phasing of delivery of housing that was previously included in the policy. The effect upon SA objectives arising from this would not be significant.																		

LOCAL PLAN POLICY: HOU 02 Level and Location of Growth																																																																	
Mod Ref	Page Number	Text with proposed Modification					Reason for Change																																																										
MM14	33	<p>Amend the first sentence of the policy to read:</p> <p>Housing growth will be distributed in line with the following individual settlement <u>minimum</u> targets:</p> <table border="1"> <thead> <tr> <th>Tier of Hierarchy</th> <th>Percentage of Growth</th> <th>Settlement</th> <th>Completions / Commitments (2011-March 2017) and saved allocations</th> <th>Housing Target for additional dwellings to 2036</th> <th>Housing Allocations included within the Local Plan</th> <th>Total (Completions and Commitments 2011-March 2017 + Housing Target)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Key Settlements</td> <td rowspan="2">50%</td> <td>Attleborough</td> <td>1,808</td> <td>2,650</td> <td>2,650</td> <td>4,458</td> </tr> <tr> <td>Thetford</td> <td>3,668</td> <td>0</td> <td>0</td> <td>3,668</td> </tr> <tr> <td rowspan="3">Market Towns</td> <td rowspan="3">28%</td> <td>Derham</td> <td>797</td> <td>750</td> <td>750</td> <td>1,547</td> </tr> <tr> <td>Swaffham</td> <td>1,007</td> <td>605</td> <td>600</td> <td>1,612</td> </tr> <tr> <td>Watton</td> <td>1,130</td> <td>175</td> <td>205</td> <td>1,335</td> </tr> <tr> <td rowspan="4">Local Service Centres</td> <td rowspan="4">15%</td> <td>Ashill</td> <td>71</td> <td>20</td> <td>20</td> <td>91</td> </tr> <tr> <td>Banham</td> <td>69</td> <td>42</td> <td>42</td> <td>111</td> </tr> <tr> <td>Bawdeswell</td> <td>6</td> <td>36</td> <td>36</td> <td>42</td> </tr> <tr> <td>Garboldisham</td> <td>9</td> <td>35</td> <td>35</td> <td>44</td> </tr> </tbody> </table>					Tier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011-March 2017) and saved allocations	Housing Target for additional dwellings to 2036	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)	Key Settlements	50%	Attleborough	1,808	2,650	2,650	4,458	Thetford	3,668	0	0	3,668	Market Towns	28%	Derham	797	750	750	1,547	Swaffham	1,007	605	600	1,612	Watton	1,130	175	205	1,335	Local Service Centres	15%	Ashill	71	20	20	91	Banham	69	42	42	111	Bawdeswell	6	36	36	42	Garboldisham	9	35	35	44	To ensure that the targets are a minimum in line with Policy HOU 01.
Tier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011-March 2017) and saved allocations	Housing Target for additional dwellings to 2036	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)																																																											
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CAPITA

			Great Ellingham	184	0	0	184
			Harling	157	85	85	242
			Hockering	63	25	25	88
			Kenninghall	33	35	15*	68
			Litcham	5	22	0*	27
			Mattishall	99	42	0*	141
			Narborough	107	40	40	147
			Necton	229	79	55*	301
			North Elmham	50	41	27*	91
			Old Buckenham	32	37	20*	69
			Shipdham	205	80	80	285
			Sporle	32	35	35	67
			Swanton Morley	95	85	85	180
			Weeting	100	0	0	100
		Villages with Boundaries	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Yaxham (including Clint Green).	902	150	0	1,052
		100%		10,858	5,069		15,950

CAPITA

*Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages
 †Policy HOU 04 applies to these villages
 ^Neighbourhood Plans can seek to exceed housing targets

<u>Tier of Hierarchy</u>	<u>Settlement</u>	<u>Total completions 1 April 2011 to 31 March 2017</u>	<u>Total commitments 01/04/2011 to 31/03/2018</u>	<u>Allocations not superseded</u>	<u>Decisions awaiting s106</u>	<u>Proposed allocation</u>	<u>Total</u>
<u>Key Settlements</u>	<u>Attleborough</u>	<u>515</u>	<u>1180</u>		<u>8 (Warrens Lane 3PL/2016/0486/H)</u>		<u>4383</u>
	<u>Thetford</u>	<u>323</u>	<u>3343</u>				<u>3666</u>
<u>Market Towns</u>	<u>Dereham</u>	<u>401</u>	<u>359</u>	<u>220 (D2)</u>	<u>48 (Greenfields Road: 3PL/2016/0952/O)</u> <u>216 (Land off Swanton Road: 3PL/2015/1487/O)</u>	<u>540 (216 have decision to grant)</u>	<u>1784</u>

CAPITA

			<u>Swaffham</u>				525 185 (South of Norwich Road: 3PL/2015/0917/O) 165 (north of Norwich road: 3PL/2015/0550/O) 175 (west of Watton Road: 3PL/2016/0068/O)		75 (525 have decision to grant)	<u>1553</u>
			<u>Watton</u>	<u>496</u>	<u>360</u>	97 (SW1)				<u>1636</u>
		Local Service Centres	<u>Ashill</u>	<u>39</u>	<u>39</u>		7 (Hale Road 3PL/2017/1077/O)			<u>105</u>
			<u>Banham</u>	<u>17</u>	<u>58</u>					<u>117</u>
			<u>Bawdeswell</u>	<u>8</u>	<u>41</u>				<u>0</u> (40 included within completions and commitments)	<u>49</u>
			<u>Garboldisham</u>	<u>10</u>	<u>5</u>					<u>50</u>
			<u>Great Ellingham</u>	<u>36</u>	<u>159</u>					<u>195</u>
			<u>Harling</u>	<u>126</u>	<u>39</u>					<u>250</u>
			<u>Hockering</u>	<u>6</u>	<u>67</u>					<u>98</u>
			<u>Kenninghall**</u>	<u>27</u>	<u>4</u>				<u>35</u> (20 to be delivered through HOU 03)	<u>66</u>
			<u>Litcham**</u>	<u>3</u>	<u>7</u>				<u>22</u> (22 to be	<u>32</u>

CAPITA

			<u>Morley</u>						
			<u>Weeting</u>	<u>41</u>	<u>60</u>				<u>101</u>
		<u>Villages with Boundaries</u>	<u>Beeston,</u> <u>Beetley,</u> <u>Carbrooke,</u> <u>Caston,</u> <u>Gressenhall,</u> <u>Griston,</u> <u>Hockham,</u> <u>Lyng,</u> <u>Mundford,</u> <u>North Lopham,</u> <u>Rocklands,</u> <u>Saham Toney,</u> <u>Thompson,</u> <u>Weasenham,</u> <u>Shropham,</u> <u>Eccles Road (Quidenham),</u> <u>Yaxham (including Clint Green).</u>	<u>206</u>	<u>268*</u>	<u>0</u>	<u>0</u>		<u>1247</u>
		<u>Villages without boundaries</u>	<u>Beachamwell,</u> <u>Besthorpe,</u> <u>Billingford,</u> <u>Bintree, Blo</u> <u>Norton,</u> <u>Bradenham,</u> <u>Bridgham,</u> <u>Brettenham,</u> <u>Brisley,</u> <u>Bylaugh,</u> <u>Cockley Cley,</u> <u>Colkirk,</u> <u>Cranwich,</u>	<u>286</u>	<u>247</u>	<u>0</u>	<u>6 (Land off Bridge Street: 3PL/2017/1500/O)</u>		

CAPITA

		<u>Cranworth,</u> <u>Croxton,</u> <u>Didlington,</u> <u>East</u> <u>Tuddenham,</u> <u>Elsing,</u> <u>Foulden,</u> <u>Foxley,</u> <u>Fransham,</u> <u>Garvestone,</u> <u>Gateley,</u> <u>Gooderstone,</u> <u>Great</u> <u>Cressingham,</u> <u>Great</u> <u>Dunham,</u> <u>Guist,</u> <u>Hardingham,</u> <u>Hilborough,</u> <u>Hoe, Holme</u> <u>Hale,</u> <u>Horningtoft,</u> <u>Ickburgh,</u> <u>Kempstone,</u> <u>Kilverstone,</u> <u>Lexham, Lt</u> <u>Cressingham,</u> <u>Lt Dunham, Lt</u> <u>Ellingham,</u> <u>Longham,</u> <u>Lynford,</u> <u>Merton,</u> <u>Mileham,</u> <u>Narford, New</u> <u>Buckenham,</u>							
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CAPITA

		<u>Newton, North</u> <u>Pickenham,</u> <u>North</u> <u>Tuddenham,</u> <u>Ovington,</u> <u>oxborough,</u> <u>Riddlesworth,</u> <u>Roudham,</u> <u>Rougham,</u> <u>Scarning,</u> <u>Scoulton,</u> <u>Snetterton,</u> <u>South Acre,</u> <u>South</u> <u>Lopham,</u> <u>South</u> <u>Pickenham,</u> <u>Sparham,</u> <u>Stanfield,</u> <u>Stanford, Stow</u> <u>Bedon,</u> <u>Sturston,</u> <u>Thompson,</u> <u>Tittleshall,</u> <u>Tottington,</u> <u>Twyford,</u> <u>Wellingham,</u> <u>Wending,</u> <u>Whinburgh,</u> <u>Whissonsett,</u> <u>Wretham</u>							
		Total	<u>3493</u>	<u>7645</u>	<u>317</u>	<u>878</u>			<u>16,630</u> <u>(8.7%</u> <u>buffer)</u>

		*Housing Allocation unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages †Policy HOU 04 applies to these villages ^Neighbourhood Plans can seek to exceed housing targets		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	<p>Thetford is surrounded by low quality agricultural land but this is because it is ecologically sensitive heathland. Swaffham, Dereham, Banham, Bawdeswell, Garboldisham, Great Ellingham, Litcham, Mattishall, North Elmham, Necton, Shipham and Sporle have Grade 2 agricultural land on their periphery which will be protected, reducing the land supply for potential development.</p>	<p>The proposed main modification indicates an increase in overall housing delivery reflecting an update for built and committed supply and the addition of such supply at villages without settlements, minor adjustments to supply from some existing allocations and other sites that are minded to grant planning permission. The proposed main modification would not allocate any additional sites. The previous assessed score should therefore remain.</p>
	ST-LT	P	<p>The proposed policy allocated development in Local Service Centres which tend to be more rural. However, agricultural grade 2 land is present around market towns and ten of the Local Service Centres.</p>	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	0/-	<p>There is concern that rises in demand created by an increase in the total number of households will place increased pressure upon water resources. Households exert considerable pressure on the</p>	<p>The modification indicates as a result of commitments and completions a greater level of delivery of homes to than previously identified for Dereham and Watton which are water sensitive areas. Whilst this</p>

CAPITA

			<p>environment by using much of the water that is abstracted. With the number of households increasing the average size of the households decreasing, this will put further pressure on water resources because smaller houses use more per person.</p> <p>The most sensitive areas for development due to increased water demand are Attleborough, Dereham, Watton and Swaffham. The waste water capacity sensitive urban areas are Attleborough, Watton and Dereham and to a lesser extent Thetford. The revised housing distribution will see more houses allocated to the market towns of Dereham Swaffham and Watton, and as such this may have a negative impact, which needs to be mitigated through appropriate infrastructure planning.</p>	<p>does increase potentially negative effects on this objective it is not significant enough to change to amend the previous assessment.</p>
<p>3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.</p>	N	0	<p>Attleborough, Dereham, Watton and Swaffham are predicted to have limited water resource availability up to 2026 and will require water to be pumped from other sources to meet the increased demand.</p>	<p>The modification indicates as a result of commitments and completions a greater level of delivery of homes than previously identified for Dereham and Watton which are water sensitive areas. Whilst this does increase potentially negative effects on this objective it is not significant enough to change to amend the previous assessment.</p>
	ST-LT	P		
<p>4. Minimise the production of waste and support the recycling of waste.</p>	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
<p>5. Reduce contributions to climate change and localised air pollution.</p>	N	0	<p>The policy seeks to provide the majority of dwellings to the largest most sustainable settlements, with limited</p>	<p>The proposed modification continues to allocate the majority of the Districts housing numbers to the</p>
	ST-LT	P		

			<p>dwelling being allocated to the rural areas. In designating local service centres one of the criteria is the requirement for frequent public transport to a higher order centre, to prevent reliance on private car use.</p>	<p>larger settlements. The proposed modification would not alter the previous assessment of the policy.</p>
<p>6. To adapt to climate change and avoid, reduce and manage flood risk.</p>	N	0	<p>All key settlements and market towns are susceptible to fluvial and/or sewer flooding. The preferred option takes into account the availability of suitable land including if it is at flood risk.</p>	<p>The proposed main modification would not have a significant effect; this policy does not allocate specific sites.</p>
	ST-LT	P		
<p>7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.</p>	D	0	<p>This policy seeks to allocate the majority of dwellings to higher order settlements, and proposes a proportional split for Local Service Centres which will see growth levels of 10% dependent on the existing size of the settlements. This approach means that a settlement will not receive a disproportional level of growth dependent to their size which may have had a more significant impact upon biodiversity and geodiversity. The individual site assessments will be assessed against these criteria.</p>	<p>The proposed main modification indicates an increase in overall housing delivery reflecting an update for built and committed supply and the addition of such supply at villages without settlements, minor adjustments to supply from some existing allocations and other sites that are minded to grant planning permission. The proposed main modification would not allocate any additional sites. The previous assessed score should therefore remain.</p>
	ST-LT	P		
<p>8. Protect, enhance and increase Green Infrastructure in the District.</p>	D	0	<p>This policy runs the risk of impacting upon green infrastructure within the District.</p> <p>However the sites will all be individually assessed against the sustainability appraisal objectives.</p>	<p>The proposed main modification indicates an increase in overall housing delivery reflecting the addition to the table of built and committed supply at villages without settlements and minor adjustments to supply from some existing minor allocations and other sites that are minded to grant planning permission. The proposed main modification</p>
	ST-LT	P		

			would not allocate any additional sites. The previous assessed score should therefore remain.
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0	The option runs the risk of impacting visually and reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
	ST-LT	P	
10. Conserve and where appropriate enhance the historic environment.	D	0	All options run the risk of impacting visually but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
	ST-LT	P	
11. Improve the health and well being of the population.	D	0	The option runs the risk of reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
	ST-LT	P	

12. Reduce and prevent crime	N/a	N/a	The spatial distribution is unlikely to impact upon crime levels. It is the specific development of well lit areas etc that reduces crime.	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will be expected to provide new open space.	The proposed main modification would not have a significant effect, in that the amended information on delivery of housing development should not change the requirement to provide publicly accessible open space.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The proposed policy takes into account the availability of public transport and services within the Local Service Centres.	The proposed main modification indicates an increase in overall housing delivery reflecting the addition to the table of built and committed supply at villages without settlements and minor adjustments to supply from some existing minor allocations and other sites that are minded to grant planning permission. The proposed main modification would not allocate any additional sites. The previous assessed score should therefore remain.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	0	One of the main objectives of the Local Plan is to facilitate inclusive mixed communities and as such is particularly important in the redress of inequalities.	The proposed main modification would not have a significant effect.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	This policy seeks development within the Local Service Centres which could provide more affordable family housing in rural settlements.	The proposed main modification indicates an increase in overall housing delivery reflecting the addition to the table of built and committed supply at villages without settlements and minor adjustments to supply from some existing minor
	ST-LT	P		

				allocations and other sites that are minded to grant planning permission. The proposed main modification would not allocate any additional sites. The previous assessed score should therefore remain.
17. Increase the vitality and viability of existing town centres.	D	++	This policy will see the majority of new development allocated to the Key Settlements of Attleborough and Thetford and the market towns of Dereham, Swaffham and Watton. Allocating the majority of development to the towns will help to increased the vitality and viability of those town centres.	The proposed modification continues to allocate the majority of the Districts housing numbers to the larger settlements. The proposed modification would not alter the previous assessment of the policy.
	ST-LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	This policy includes development in the Local Service Centres which may need additional development to encourage businesses to locate there. Higher paid technical or managerial jobs are more common in larger urban areas like Norwich and development along or near good connections to these areas would be positive. The majority of development remains focused on the Key Settlements of Attleborough and Thetford and the Market Towns of Dereham, Swaffham and Watton which have the best access to employment opportunities within the District.	The proposed main modification would retain the main focus of housing distribution to the key settlements and market towns. The previous assessment should remain.
	MT-LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Improving the local economy relies on more factors than just the distribution of housing. Increased development in Local Service Centres will support and encourage new	The proposed main modification would not have a significant effect.

	MT	P	<p>businesses. The difference may be that local facilities like Post Offices and Public Houses in Local Service Centres may be able to remain open from increased trade.</p> <p>This policy takes into account the quantity of suitability in LSC to accommodate additional residential development.</p>
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LOCAL PLAN POLICY: HOU 02 Level and Location of Growth																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	0	0	N/a	0	0	0	0	0	0	0	N/a	+	+	0	++	++	+	+
Proposed MM effect (in bold and shaded if amended)	-	0	0	N/a	0	0	0	0	0	0	0	N/a	+	+	0	++	++	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification increases the accuracy of information on housing delivery, providing figures for past development and commitments in villages without settlements and some further refinement to delivery from allocated sites. This establishes an effective buffer over the total housing requirement of 8.7%. It is not considered that this would give rise to significant effects beyond those already previously assessed.																		

LOCAL PLAN POLICY: HOU 03 Development Outside of Boundaries of Local Service Centres					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM15	36	<p>Amend the final sentence of paragraph 1 to state: "...will be allowed subject to being supported by other relevant <u>relevant</u> policies within the Local Plan Development Plan and meeting all of the following criteria:"</p> <p>Amend criterion 2 of the policy as follows: 2. It would not lead to the number of dwellings in the settlement <u>significantly</u> exceeding the <u>identified</u> housing target.</p> <p>Amend the final sentence of the policy as follows: Opportunities for self build dwellings which meet the criteria set out above will be considered <u>supported</u> in accordance with national guidance <u>supported</u>.</p>		<p>To ensure that relevant policies within the Development Plan are also referred to, to reflect Neighbourhood Plans.</p> <p>To ensure the policy conforms with other policies within the Local Plan</p> <p>To ensure that the Local Plan supports opportunities for self build dwellings.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the		L	-	The policy allows for development outside of the settlement boundary in Local Service Centres.	The proposed Main Modification would change the policy to allow, in certain circumstances, for an increase in dwellings beyond the settlement's housing targets. This could allow for the further
		LT	P	There is limited brownfield land within	

recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			Breckland and as such development is likely to result in the loss of undeveloped land.	loss of greenfield land. However, in applying the policy as a whole, the overall effect is unlikely to alter from the previously assessed negative outcome.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	+	A criteria for the designation of a Local Service Centre was that there was accessible public transport and also where there is other services and facilities which would reduce the need to travel by private car.	The proposed main modification would not have a significant effect.
	ST-LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	This would be site specific.	The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and	D	0	The policy includes a requirement for the	The proposed main modification could see the

preserve the distinctiveness, diversity and quality of landscape and townscape character.	ST-LT	P	design of the scheme to contribute to and where possible enhance the historic nature and connectivity of settlements.	potential for an increase in housing outside of settlements, which could have some detrimental effect upon landscape and townscape character. For this reason, the score will be amended from "0/+" to "0". The geographical scope would potentially be on a larger scale and so this score is amended from "L" to "D".
10. Conserve and where appropriate enhance the historic environment.	L	0/+	The policy includes a requirement for the design of the scheme to contribute to and where possible enhance the historic nature and connectivity of settlements.	The proposed main modification would not have a significant effect.
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	New residential development contributes towards open space provision, which scores positively against the objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	L	+	Local Service Centre villages have been designated because they have a good range of services and facilities. This policy would help to ensure housing is delivered in these areas.	The proposed main modification would not have a significant effect.
	LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+	The policy would allow for the development of housing in Local Service Centre villages. This scores positively as it allows people to remain within villages where housing is at a premium.	The proposed main modification would not have a significant effect.
	LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy seeks to support the development of additional dwellings within Local Service Centres, and as such scores positively against the criteria.	The proposed main modification would not have a significant effect.
	LT	P		
17. Increase the vitality and viability of existing town	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

centres.				
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: HOU 03 Development Outside of Boundaries of Local Service Centres																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	N/a	N/a	+	N/a	N/a	N/a	0/+	0/+	N/a	N/a	+	+	+	+	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	-	N/a	N/a	N/a	+	N/a	N/a	N/a	0	0/+	N/a	N/a	+	+	+	+	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would change the policy approach from preventing development exceeding identified settlement targets to allowing such development where it does not significantly exceed the settlement target. In applying the policy as a whole, and noting that overall housing requirements in the Plan were already established as minimum requirements, the overall effect is unlikely to alter from the previously assessed effects. Landscapes of the District could be affected but the affect should be mitigated in applying other policies in the Plan.																		

LOCAL PLAN POLICY: HOU 04 Rural Settlements with Boundaries					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM17	37	<p>The following rural villages settlements have settlement boundaries (as defined on the policies maps):</p> <p>Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham.</p> <p>Appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the development plan Local Plan* and where all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The development is It is minor development of an appropriate scale and design to the settlement of up to 5 dwellings; 2. It would not lead to the number of dwellings in the settlement increasing by <u>significantly</u> more than 5% from the date of adoption of the Plan. The settlement refers to the number of dwellings inside the defined settlement boundary; 3. Development provides a significant community benefit; 3. The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and 5. 4. The development avoids coalescence of settlements. <p>Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance <u>supported</u>.</p> <p>*with the exception of Policy GEN 05 Settlement Boundaries</p>		To ensure that the Local Plan supports opportunities for self build dwellings.	
SA Objective		L D N	++ + O -	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

	ST MT LT	-- P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy allows for housing development in areas outside of the locational strategy subject to a criteria based approach. Development in these areas is likely to be on undeveloped land. Whilst the level of growth within these settlements is unlikely to be significant it will still impact on the sustainability objective.	The proposed Main Modification would change the policy to be more flexible in permitting development outside of settlement boundaries but would not result in new development significantly above the original 5% threshold on existing dwellings in each settlement. Due to the policy's criteria and wording, the effect of the modification is therefore not significant. The overall effect is unlikely to alter from the previously assessed negative outcome.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised	L	-	The locational strategy has set out the most sustainable settlements for growth in Breckland	The proposed Main Modification would change the policy to be more flexible in permitting

CAPITA

air pollution.	ST-LT	P	which has included having regard to the provision of public transport. In the rural areas defined within this policy there is limited access to public transport and developments are likely to rely on the private car.	individual developments outside of settlement boundaries but would not result in new development significantly above the original 5% threshold on existing dwellings in each settlement. The overall effect is unlikely to alter from the previously assessed negative outcome.
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the sites location.	The proposed main modification would not affect the previously assessed outcome.
	?	?		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		Development outside of settlement boundaries is likely to see a loss of green infrastructure. The proposed Main Modification would change the policy to be more flexible in permitting development outside of settlement boundaries but would not result in new development significantly above the original 5% threshold on existing dwellings in each settlement. Due to the policy's criteria and wording, the level of growth within these settlements is unlikely to be significant.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	This policy allows for new development in settlements outside the locational strategy subject to a criteria based approach. The Landscape Character Assessment Settlement Fringe Study does not cover rural settlements outside of the Local Service Centres. The exact location of the development will depend on the impact upon the sustainability objective.	The proposed main modification would not affect the previously assessed outcome.
	?	?		

10. Conserve and where appropriate enhance the historic environment.	?	?	A number of the smaller settlements within Breckland are characterised by their historic environment. The policy includes infilling and rounding off opportunities. In settlements the views through settlements (including those provided by gaps in the street scene) can often be important to the historic setting of the settlement. The policy does include a criterion on the need for the design to contribute to the historic environment. The exact impact of this policy will depend on the location of the development.	The proposed main modification would not affect the previously assessed outcome.
	?	?		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	All new residential dwellings are required to contribute towards open space. As such a policy which provides criteria for the delivery of new housing development scores positively against the sustainability objective.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	L	0	Villages which have maintained a settlement boundary have at least 2 of the key services and facilities. Development in these areas is however unlikely to be able to provide access to all essential services and facilities.	The proposed main modification would not significantly alter the policy's potential to impact service and facility provision.
	ST-LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	<p>The policy supports the delivery of new housing subject to a criteria based approach in rural areas. These are settlements and hamlets which historically have seen limited levels of housing growth. Whilst this policy is not intended to see high levels of housing delivery it will still see housing growth.</p>	<p>The proposed main modification could support further housing delivery and removal of the threshold for individual schemes would enable affordable housing provision in rural communities. The overall modifications proposed would not significantly enhance the previously assessed positive outcome of the policy against this objective.</p>
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		

LOCAL PLAN POLICY: HOU 04 Rural Settlements with Boundaries																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	0	N/a	+	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	-	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	0	N/a	+	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed Main Modification would allow some small flexibility in permitting development outside of settlement boundaries and in particular removes the threshold that previously prevented development over 5 dwellings. However, whilst the change strengthens some positive impacts upon and housing and affordable housing provision; in applying the policy as a whole the effect is unlikely to alter from the previously assessed outcomes.																		

LOCAL PLAN POLICY: HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM18	38	<p>Development in smaller villages and hamlets outside of defined settlement boundaries will be limited, apart from where it would comply with from in exceptional circumstances where planning permission may be granted subject to being supported by other policies within the development plan Local Plan* and if all of the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway; 2. It is minor development of an appropriate scale and design to the settlement of up to 3 units; 3. It can be demonstrated that there is appropriate support by the parish council; <u>3</u>4. The design contributes to enhancing the historic nature and connectivity of communities; and <u>4</u>5. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene. <p>Opportunities for self-build dwellings which meet the criteria set out above will be considered in accordance with national guidance <u>supported</u>.</p> <p>Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These, and isolated locations in the countryside, are unlikely to be considered acceptable.</p> <p>*with the exception of Policy GEN 05 Settlement Boundaries</p>			
SA Objective		L	++	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		D N	+ 0 - --		
		ST MT	P T		

	LT			
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	--	The policy allows for housing development in areas outside of the locational strategy subject to a criteria based approach. Development in these areas is likely to be on undeveloped land. Whilst the level of growth within these settlements is unlikely to be significant it will still impact on the sustainability objective.	The proposed Main Modification would allow for some flexibility in permitting development outside of settlement boundaries. In applying the policy as a whole, the previously assessed outcome would stand.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not affect the previously assessed outcome.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not affect the previously assessed outcome.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not affect the previously assessed outcome.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	-	The locational strategy has set out the most sustainable settlements for growth in Breckland which has included having regard to the provision of public transport. In the rural areas defined within this policy there is limited access to public transport and developments are likely to rely on the private car.	The proposed Main Modification would change the policy to be more flexible in permitting development outside of settlement boundaries. However, in applying the policy as a whole, the overall effect is unlikely to alter from the previously assessed negative outcome.
	ST-LT	P		
6. To adapt to climate change and	N/a	N/a		The proposed main modification would not affect

avoid, reduce and manage flood risk.				the previously assessed outcome.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the sites location.	The proposed main modification would not affect the previously assessed outcome.
	?	?		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		Development outside of settlement boundaries is likely to see a loss of green infrastructure. The proposed Main Modification would change the policy to be more flexible in permitting development outside of settlement boundaries. Due to the policy's criteria and wording, the level of growth within these settlements is unlikely to be significant.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	This policy allows for new development in settlements outside the locational strategy subject to a criteria based approach. The Landscape Character Assessment Settlement Fringe Study does not cover rural settlements outside of the Local Service Centres. The exact location of the development will depend on the impact upon the sustainability objective.	The proposed main modification would not affect the previously assessed outcome.
	?	?		
10. Conserve and where appropriate enhance the historic environment.	?	?	A number of the smaller settlements within Breckland are characterised by their historic environment. The policy includes infilling and rounding off opportunities. In settlements the views through settlements (including those provided by gaps in the street scene) can often be important to the historic setting of the settlement. The policy does include a criterion on the need for the design to contribute to the historic environment. The	The proposed main modification would not affect the previously assessed outcome.
	?	?		

			exact impact of this policy will depend on the location of the development.	
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	All new residential dwellings are required to contribute towards open space. As such a policy which provides criteria for the delivery of new housing development scores positively against the sustainability objective.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	L	--	The smallest rural hamlets and villages have either limited or no services and facilities. Residential development in these areas would not have good access to essential services and facilities.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not affect the previously assessed outcome.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy supports the delivery of new housing subject to a criteria based approach in rural areas. These are settlements and hamlets which historically have seen limited levels of housing growth. Whilst this policy is not intended to see high levels of housing delivery, it will still see housing growth.	The proposed main modification could support further housing delivery but not significantly enough to affect the previously assessed outcome.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to	N/a	N/a		The proposed main modification would not have a significant effect.

their skills, potential and place of residence.				
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	--	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	--	N/a	+	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	--	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	--	N/a	+	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed Main Modifications would allow for some flexibility in permitting development outside of settlement boundaries, in certain circumstances as the limit on the size of proposals in these locations has been removed. The remaining, unmodified policy criteria would prevent large scale development in these locations. In applying the policy as a whole, the overall effect is unlikely to significantly alter the previously assessed outcomes.																		

LOCAL PLAN POLICY: HOU 06 Principles of New Housing					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM19	42	Add the following text to the third paragraph after the first sentence: <u>Regard should also be had to the needs of those who identify as Gypsy and Travellers as set out within the Gypsy and Traveller Accommodation Needs Assessment, including non-travelling gypsy and travellers.</u>		To ensure the housing mix reflects the needs of those within the District.	
SA Objective		L D N	++ + - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		D	+	The proposed policy does not set a maximum density, however it does encourage higher density in areas where this may be appropriate, such as town centre locations, areas with good public transport and within the urban extensions.	The proposed main modification would not have a significant effect.
		ST-LT	P	Encouraging higher densities in sustainable locations will ultimately reduce the quantities of greenfield land that is developed.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		

4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The density of the development does not necessarily equate to the quality of the development, this is subject to design, layout and context. The preferred policy approach to focus high density development in areas where there is already an efficient use of land and sustainable locations where additional measures can be introduced such as strategic landscaping to assist integration with landscape/townscape setting. Conversely low density development, especially in the rural areas, will assimilate to the existing form and character of these area.	The proposed main modification would not have a significant effect.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	L	+	The historic environment of Breckland includes the 50 Conservation Areas identified in the baseline assessment. The density of development in these Conservation Areas varies considerably and the flexibility of the proposed approach to enable high density development in urban scenarios and low density development in the rural context	The proposed main modification would not have a significant effect.
	ST-LT	P		

			should enable appropriately designed developments that have a positive effect against this objective.	
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+		The proposed main modification adds reference to meeting the housing needs of Gypsy and Travellers thus having a positive impact on redressing inequalities. The appraisal score has been amended to show this positive, local, permanent effect which will be short to long term.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	+		The proposed Main Modification would add the requirement to consider the housing needs of Gypsies and Travellers. The appraisal score has been amended to show this positive, local, permanent effect which will be short to long term.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

of the local economy.

LOCAL PLAN POLICY: HOU 06 Principles of New Housing																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	+	+	N/a														
Proposed MM effect (in bold and shaded if amended)	+	N/a	+	+	N/a	N/a	N/a	N/a	+	+	N/a	N/a							
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would require the policy to have regard to meeting the housing needs of the Gypsy and Traveller community. This would have positive effects with regards to addressing inequalities and ensuring all groups have access to housing to meet their needs.																		

LOCAL PLAN POLICY: HOU 07 Affordable Housing			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM21	44	<p>Add new criterion before i. and renumber criteria accordingly (numerical not roman numerals)</p> <p>1. <u>The national definition of affordable housing as set out in the National Planning Policy Framework, is applied for the purpose of this policy.</u></p> <p>Add wording to policy criterion iii The size, mix, type and tenure of affordable homes as defined in national policy, will meet the identified housing need of Breckland as established by the CNSHMA and agreed by Breckland Council, <u>currently a tenure split of 70:30 rented to shared ownership/intermediate products (CNSHMA 2017).</u></p> <p>Delete wording in clause iv. and replace with the following wording: The affordable rented housing provided on-site should remain as affordable housing in perpetuity. Provision will be provided through planning obligations in order to provide the affordable housing and ensure its availability to initial and successive occupiers.</p> <p>iv. <u>The affordable housing should be provided on site. Provision will be made through planning obligations to secure the affordable housing and to ensure it is available at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;</u></p> <p>Under the heading 'commuted sums' add following wording: <u>Affordable housing should be delivered on site. Where evidence is provided that the site is not viable if provision is made on site in line with the requirements set out in this policy, a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council's Local Plan CIL Viability Assessment, or the figure set out in any successor evidence endorsed by the Council.</u></p>	<p>Ensures the policy remains up to date and consistent with national government policy</p> <p>Provide clarity by specifying current tenure split</p> <p>Consistency with the NPPF</p> <p>Clarification that the figure is based on the Viability Assessment, but that this may be subject to change dependant on Council endorsed evidence base documents which are more up to date.</p>

		Amend Policy HOU 07 – Affordable Housing, under commuted sums: In exceptional circumstances, off-site contributions in lieu of built units on site will only be considered where evidence is provided to the Council's satisfaction that the site is not otherwise viable. this is robustly justified by evidence. Where the provision of on site units threatens the viability of the development, the applicant will be required to submit an open book viability assessment in accordance with clause vi of this policy.		To avoid misinterpretation and to clarify the policy requirement
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	Compatibility with this objective will be dependent on the specific sites which are to be developed.	The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	+	The policy facilitates the delivery of new households, which will lead to an increase in water consumption. However, the Water Cycle Study has shown that there is sufficient water capacity to meet the growth requirements.	The proposed main modification would not have a significant effect.
	ST-LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	New households will lead to an increase in water consumption. The findings of the Water Cycle Study will need to be taken into consideration within new developments	The proposed main modification would not have a significant effect.
	ST-LT	P		

4. Minimise the production of waste and support the recycling of waste.	D	0	New households will produce additional waste. The exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly affected by the levels of affordable housing.	The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	0	The impact will be dependent on the location of new affordable housing development. However, the spatial distribution focuses development on more accessible areas with access to public transport.	The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	The compatibility with this objective is dependent on the location of the development rather than the tenure.	The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.	The proposed main modification would not have a significant effect.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	0/+	The need for developers to fund affordable housing may lead to tensions between socio-economic needs and landscape needs particularly for the funding of green infrastructure. A lower level of affordable housing may increase funds available for other facilities.	The proposed main modification would not have a significant effect.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.	The proposed main modification would not have a significant effect.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	0	Compatibility with this objective is likely to be dependent on the location of the development.	The proposed main modification would not have a significant effect.
	ST-LT	P		
11. Improve the health and well being of the population.	D	0	The provision of new affordable housing will help to meet the District's needs and this will have related health benefits to the population.	The proposed main modification would not have a significant effect.
	ST	P		

			A lower level than required to meet housing needs may lead to some people living in unfit housing.	
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	0/+	The requirement for developments to provide onsite affordable housing, may cause tension with the need for the developer to also fund open space. A lower level of affordable housing would increase funds available for other facilities.	The proposed main modification would not have a significant effect.
	MT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Affordable housing will be delivered as part of wider development schemes. The settlement hierarchy focuses development around the market towns and larger villages which have better access to essential services and facilities.	The proposed main modification would not have a significant effect.
	ST	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0	The preferred approach would seek to support a lower level of affordable housing than set out within the SHMA. This could lead to not enough affordable housing being provided to meet housing needs.	The proposed main modification would not have a significant effect.
	ST	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy requires all new development over 11 units or 1000sqm to provide onsite affordable housing. This scores well against the SA objective to deliver more affordable housing to meet local needs.	The proposed main modification clarifies the Council's position with regards to the delivery of affordable housing but would not significantly affect the ability to meet local housing needs. No change is proposed to the assessment.
	ST	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a	This will not be significantly affected by the level of affordable housing.	The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N	+	This is likely to be impacted by the location of the affordable housing. However, it should have regard to the spatial distribution.	The proposed main modification would not have a significant effect.
	MT	P		

19. Improve the efficiency, competitiveness and adaptability of the local economy.	N	+	The stability provided by an 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.	The proposed main modification would not have a significant effect.
	MT	P		

LOCAL PLAN POLICY: HOU 07 Affordable Housing																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	+	0	0	0	0	0/-	0/+	0/-	0	0	N/a	0/+	+	0	+	N/a	+	+
Proposed MM effect (in bold and shaded if amended)	N/a	+	0	0	0	0	0/-	0/+	0/-	0	0	N/a	0/+	+	0	+	N/a	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification clarifies the Council's position with regards to the delivery of affordable housing but would not significantly affect the ability to meet local housing needs. The proposed main modification would not give rise to significant effects upon sustainable development.																		

LOCAL PLAN POLICY: HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM23	47	<p>Policy HOU08 – Provision for <u>Gypsies, Travellers and Travelling Showpeople</u></p> <p>The Local Plan supports the provision of the following:</p> <ul style="list-style-type: none"> • 104 additional pitches for Gypsy and Traveller households, of which 71 should be provided in the first five years of the plan; • 2 additional plots for Travelling Showpeople, to be delivered in years 11-15 <u>and years 16-20</u> of the Local Plan. <p>These additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be secured via:</p> <ul style="list-style-type: none"> • Support for the expansion of existing sites; and/or • The provision of new sites where the criteria below are met. <p><u>The Local Plan supports the expansion of the following Gypsy and Traveller sites each for 1 additional pitch, subject to a planning application:</u></p> <ul style="list-style-type: none"> • <u>Fayrehaven Caravan Site, Beetley (See Policies Map)</u> • <u>Summer Meadow Mill Road, Mattishall (See Policies Map)</u> <p>The provision of pitches and plots on new sites will be supported, <u>having regard to in accordance with the Gypsy and Traveller Accommodation Needs Assessment</u>, where:</p> <ol style="list-style-type: none"> 1. The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development proposal; 2. The site will have safe access to the highway and will not result in any unacceptable impact 	<p>To ensure the policy reflects the required level of need. To clearly identify how the level of need for pitches will be met. To ensure the retention of gypsy and traveller accommodation to meet identified needs.</p>

		<p>on the capacity and environment of the highway network;</p> <p>3. The site is in a sustainable location in reasonable proximity to relevant services and facilities including but not limited to transport, education, healthcare and other community infrastructure provision;</p> <p>4. The ability to achieve neighbourliness can be demonstrated in relation to the living conditions of current or future residents of the site and interaction with immediate neighbours and the wider settled community neighbourhood; and</p> <p>5. The site is sensitive to local character and does not have an adverse visual impact on the character and appearance of the surrounding landscape.</p> <p>Preference will be given to brownfield locations and those that can readily be serviced. Transit sites should be in close proximity to the main established travelling routes in the area. Sites that have unrestricted planning permission for</p> <p>Gypsy and Traveller or Travelling Showpeople use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted, <u>unless it can be robustly evidenced that there is no longer a need for Gypsy and Traveller provision.</u></p> <p><u>Non-Travelling Gypsy and Travellers</u></p> <p><u>The provision of pitches and plots for non-travelling gypsy, travellers and showpeople will be supported, having regard to the need identified in the Gypsy and Traveller Accommodation Needs Assessment. Proposals will be considered in accordance with the criteria of this policy.</u></p>		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT	P T		

	LT			
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0/+	The policy gives a preference for brownfield land to be used in the first instance. However, there is limited brownfield land available within the District and there is pressure from other uses on it.	The proposed main modification would not have a significant effect.
	ST	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The impact of new developments on water consumption and quality are currently uncertain. Any new development will be required to have regard to the findings of the Water Cycle Study.	The proposed main modification would not have a significant effect.
	MT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The impact of new developments on water consumption and quality are currently uncertain. The location of any new development will be required to have regard to the findings of the Water Cycle Study.	The proposed main modification would not have a significant effect.
	MT	P		
4. Minimise the production of waste and support the recycling of waste.	L	0	The expansion of an existing site or the provision of a new site will produce additional waste. The exact impact, and therefore the compatibility with this objective, may depend on arrangements for recycling and composting.	The proposed main modification would not have a significant effect.
	ST	P		
5. Reduce contributions to climate change and localised air pollution.	L	0	New developments are likely to result in increased car journeys and add to greenhouse gas emissions. The level of impact will be dependent on the location of the site.	The proposed main modification would not have a significant effect.
	ST	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	Any new development site within Breckland will need to be assessed in regards to flood risk. The impact is not currently clear.	The proposed main modification would not have a significant effect.
	N/a	N/a		

7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	0	The exact impact depends on the location of any new site, the proposed policy does not make any reference to either biodiversity or geodiversity.	The proposed main modification would not have a significant effect.
	N/a	P		
8. Protect, enhance and increase Green Infrastructure in the District.	L	0	The policy does not make any reference to green infrastructure.	The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy refers to the need to consider landscape and townscape. The impact will be site specific, however regard will need to be had to the Landscape Character Assessment and the Settlement Fringe Study.	The proposed main modification would not have a significant effect.
	MT	P		
10. Conserve and where appropriate enhance the historic environment.	L	+	The policy refers to the need to have regard to the historic environment. Any impact will be location specific, and as such compatibility with the objective is currently unclear.	The proposed main modification would not have a significant effect.
	MT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	D	+	Making adequate provision for sites reduces the need for unauthorised encampments, and as such the policy score positively against the objective.	The proposed main modification would not have a significant effect.
	MT-LT	P		
13. Improve the quality and quantity of publicly accessible open space.	D	+	All development should contribute to the provision of open space.	The proposed main modification would not have a significant effect.
	MT-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	0	The policy requires sites to be in a sustainable location in reasonable proximity to services and facilities. It therefore scores well against the objective.	The proposed main modification would not have a significant effect.
	MT-LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The provision of suitable sites will help to redress inequalities.	The proposed main modification would not have a significant effect.
	MT	P		
16. Ensure all groups have access to	D	+	A clear policy direction is provided which	The proposed main modification would

affordable, decent and appropriate housing that meets their needs.	MT	P	scores positively against the objective to ensure all groups have access to appropriate housing to meet their needs.	lower the number of pitches required. However as this is based upon the available evidence, the policy would continue to support meeting housing needs. The proposed main modification would not have a significant effect.
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy requires new sites to be in sustainable locations close to services and facilities, this can include employment. As such the policy scores positively against the objective.	The proposed main modification would not have a significant effect.
	MT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The policy requires new sites to be in sustainable locations close to services and facilities, this can include employment. As such the policy scores positively against the objective.	The proposed main modification would not have a significant effect.
	MT	P		

LOCAL PLAN POLICY: HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	0/+	0	0	0	0	N/a	0	0	+	+	N/a	+	+	0	+	+	N/a	+	+

CAPITA

Proposed MM effect (in bold and shaded if amended)	0/+	0	0	0	0	N/a	0	0	+	+	N/a	+	+	0	+	+	N/a	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would lower the number of pitches required. However as this is based upon the available evidence, the policy would continue to support meeting housing needs. The proposed main modification would not have a significant effect.																		

LOCAL PLAN POLICY: HOU 09 Specialist Housing					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM25	49	Insert additional wording following criterion d: C2 Residential Institutions <u>Applications which provide additional C2 bed spaces to meet the needs of Older People as defined within the Central Norfolk Strategic Housing Market Assessment will be supported (subject to conformity with other relevant policies within the development plan). The Council will resist the loss of C2 bed spaces unless it can be demonstrated that a replacement facility will be provided or that such a use was no longer viable.</u>		To ensure the policy addresses the need for C2 bed spaces.	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		N/a	N/a	The policy seeks to support new development which provides housing solutions for an ageing population. This could include development on undeveloped or greenfield land, however this will be determined by the sites location and the planning application.	The proposed main modification does not have a significant effect.
		N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance		N/a	N/a	New development will have a requirement for water provision. The impact is likely to minimal from specialist housing.	The proposed main modification does not have a significant effect.
		N/a	N/a		

water quality.				
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	New development will have a requirement for water provision. The impact is likely to minimal from specialist housing.	The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	+	The policy encourages the development of specialist housing within settlements which have access to an adequate range of transport facilities. This is in conformity with the expectations of the sustainability appraisal objective.	The proposed main modification would not have a significant effect, but it is acknowledged that the provision of new care homes has a potential impact on energy consumption but it is not possible to determine how this compares to alternative options.
	ST	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The conformity with this sustainability objective will be dependent on the location of the site	The proposed main modification would not have a significant effect.
	?	?		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	0	No reference to biodiversity or geodiversity is made within the policy. This will depend on the sites location	The proposed main modification would not have a significant effect.
	ST	P		
8. Protect, enhance and increase Green Infrastructure in the District.	L	0	No reference to green infrastructure is made within the policy. This will depend on the sites location and will be determined through the planning application.	The proposed main modification would not have a significant effect.
	ST	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy includes a criteria to ensure the design and scale of schemes is appropriate to the setting and surroundings with no adverse impact on local character and amenity. This should ensure that the development comes forward in accordance with the expectations of the sustainability objective.	The proposed main modification would not have a significant effect.
	ST	P		
10. Conserve and where	L	+	The policy includes a criteria to ensure the	The proposed main modification would not

appropriate enhance the historic environment.	ST	P	design and scale of schemes is appropriate to the setting and surroundings with no adverse impact on local character and amenity. This should ensure that the development comes forward in accordance with the expectations of the sustainability objective.	have a significant effect.
11. Improve the health and well being of the population.	L	+	The policy seeks to increase the level of specialist housing within the district in order to address the requirements of the ageing population. The development should occur in areas where there is access to public transport and health facilities.	The proposed main modification adds support and protection to housing for older people. However, this does not significantly change the already positive appraisal of the policy.
	ST	P		
12. Reduce and prevent crime	N/a	N/a	This will be determined at the planning application stage	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	All new residential development is required to provide on-site open space.	The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	++	The strategic housing market assessment confirms that the number of older people within Breckland is increasing. The policy supports specialist housing to meet the needs of this section of Breckland's population and as such scores positively against this sustainability objective.	The proposed main modification adds support and protection to housing for older people. However, this does not significantly change the already positive appraisal of the policy.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy will help to secure housing for an ageing population which is accordance with the sustainability objective to ensure all groups have access to appropriate housing.	The proposed Main Modification further strengthens the policy in supporting the delivery of housing to meet all needs. The previously assessed highly positive outcome would remain.
	MT	P		
17. Increase the vitality and viability of existing town	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

centres.			
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	The proposed main modification would not have a significant effect.
	N/a	N/a	
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	The proposed main modification would not have a significant effect.
	N/a	N/a	

LOCAL PLAN POLICY: HOU 09 Specialist Housing																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	0	0	N/a	+	?	N/a	N/a	+	+	+	N/a	N/a	N/a	++	++	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	N/a	0	0	N/a	+	?	N/a	N/a	+	+	+	N/a	N/a	N/a	++	++	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would ensure the policy addresses the need for C2 bed spaces. This is positive for the health, wellbeing and equality of Breckland's residents, and in meeting their housing needs. However, the associated SA objectives were already scored positively and so the proposed main modification would not require an amendment to the assessment outcomes.																		

LOCAL PLAN POLICY: HOU 10 Technical Design Standards for New Homes					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM26	52	<p>To ensure that new homes provide quality living environments for residents both now and in the future and to help delivery sustainable communities, the following standards will apply, subject to viability:</p> <p>Water efficiency All new housing must meet Building Regulation requirement of 110 l/h/d. Non-domestic buildings should as a minimum reach 'Good' BREEAM status.</p> <p>Internal Space in a Home All new homes across all tenures will meet the Government's Nationally Described Space Standard (NDSS).</p> <p>Accessibility of Homes: Market Housing A minimum of 20 % of all new major housing developments are to meet building regulation M4(2) – 'Accessible and adaptable dwellings' Affordable Homes 1. A minimum of 20 % of all new housing developments, excluding low-rise non-lift serviced flats, should meet building regulation M4(2) – 'Accessible and adaptable dwellings'. 2. A minimum of 5 % of all new affordable housing developments should meet building regulation M4(3)(2) (b) – 'Wheelchair user dwellings' standards. When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow the adaptation of the dwelling to meet the need of occupants who use wheelchairs. Sufficient space should be provided in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300.</p>			
SA Objective		L D N	++ + 0 -	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

		--		
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The policy sets water efficiency standards to limit water consumption in new development. Whilst this does not counteract the effect of new homes on water consumption it does limit the negative impact to some extent.	The proposed main modification would not affect the previously assessed outcome.
	MT-LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy sets water efficiency standards to limit water consumption in new development. Whilst this does not counteract the effect of new homes on water consumption it does limit the negative impact to some extent.	The proposed main modification would not affect the previously assessed outcome.
	MT-LT	P		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	D	0	This policy does not specifically relate to any of the decision making questions associated with this sustainability objective. However ensuring adaptability and accessibility of dwellings is considered positive in regards to well being. The policy approach should ensure that people are able to remain within their own home longer.	Main modification has removed requirements around accessibility and adaptability. The policy no longer has the positive benefits, however nor is it negative.
	MT-LT	P		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race,	D	0	The inclusion of a policy around the adaptability and accessibility of dwellings	Main modification has removed requirements around accessibility and adaptability. The policy
	MT-LT	P		

faith, location and income.			scores positively against the sustainability objective to redress inequalities. The strategic housing market assessment has demonstrated that Breckland has an increasing older population and this policy will go some way to meeting their needs within the housing market.	no longer has the positive benefits. Score has been reduced to '0' neutral.
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	A specific policy around design standards and the need to ensure the adaptability of homes scores positively against the sustainability objective. The strategic housing market assessment has shown the need for adaptable dwellings to support these sections of the community within Breckland.	Main modification has removed requirements around accessibility and adaptability. The policy no longer has the positive benefits. Score has been reduced to '0' neutral.
	MT-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: HOU 10 Technical Design Standards for New Homes																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	0	0	N/a	0	N/a	N/a	N/a	++	++	N/a	N/a	N/a						
Proposed MM effect (in bold and shaded if amended)	N/a	0	0	N/a	0	N/a	N/a	N/a	0	0	N/a	N/a	N/a						
Overall effect of Proposed Modification upon SA assessment	Main modification has removed requirements around accessibility and adaptability. The policy no longer has the positive benefits it did with regards to redressing inequalities and ensuring all groups have access to housing that meets their needs. Score has been reduced to neutral in these respective SA objectives.																		

LOCAL PLAN POLICY: HOU 11 Residential Replacement, Extension and Alteration				
Mod Ref	Page Number	Text with proposed Modification		Reason for Change
MM27	53	Delete last sentence of policy: Extensions or alterations that adversely affect the setting of a Listed Building or group of Listed Buildings will be refused.		Addressed in Policy ENV07
SA Objective	L D N	++ + - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	The policy involves the replacement and extension of existing dwellings, therefore it does not involve the take up of significant amounts of new undeveloped land or productive agricultural land.	The proposed main modification would not have a significant effect.
	ST	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	The policy will not see the creation of new dwellings, so as such should not impact upon water consumption.	The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of	N/a	N/a		The proposed main modification would not have a

waste and support the recycling of waste.	N/a	N/a		significant effect.
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Well designed replacement buildings can have a positive effect on the landscape and townscape. Additionally, contemporary buildings add to the layers of our built heritage.	The proposed main modification would remove the reference to listed buildings. The reference as included was not in accordance with the NPPF. Removal of the reference would not affect the statutory requirements with regards to listed buildings and so the proposed main modification would not result in significant effect.
	ST	P	Replacement dwellings can provide a significant opportunity to improve the landscape.	
10. Conserve and where appropriate enhance the historic environment.	?	?	The loss of traditional and smaller properties is at variance with the objective of conserving the historic environment. However, the character and built form is continually evolving and contemporary buildings can add to the evolution of the character of villages and hamlets. Given the subjectivity around design the effect of such an approach is at best uncertain.	The proposed main modification would remove the reference to listed buildings. The reference as included was not in accordance with the NPPF. Removal of the reference would not affect the statutory requirements with regards to listed buildings and so the proposed main modification would not result in significant effect.
	?	?		
11. Improve the health and well	N/a	N/a		The proposed main modification would not have a

CAPITA

being of the population.	N/a	N/a		significant effect.
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	+	Ensuring that replacement dwellings reflect the size and scale of the original will help to maintain the traditional local vernacular. It also retains choice within the market for smaller dwellings within the countryside.	The proposed main modification would not have a significant effect.
	MT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: HOU 11 Residential Replacement, Extension and Alteration																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	+	?	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a						
Proposed MM effect (in bold and shaded if amended)	+	N/a	+	?	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a						
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would remove the reference to listed buildings. The reference as included was not in accordance with the NPPF. Removal of the reference would not affect the statutory requirements with regards to listed buildings and so the proposed main modification would not result in significant effect.																		

LOCAL PLAN POLICY: HOU 13 Agricultural Workers Exceptions					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM30	55	Change the title of the policy to : Policy HOU13 Agricultural Workers Exceptions - <u>Rural Workers Dwellings</u> Delete the final bullet point •The dwelling has been made available to a minimum of three Registered Providers operating locally on terms which would prioritise its occupation by a rural worker as an affordable dwelling – and that option has been refused.		To be consistent with national policy To be consistent with national policy	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		L	-	This policy allows for the development of new dwellings, where there is a demonstrated agricultural need. It is likely that the dwellings would be built on undeveloped or agricultural land, however the number of dwellings coming forward under this policy are likely to be minimal and as such the impact is likely to be limited.	The proposed main modification would not have a significant effect.
		ST	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		L	-	All new dwellings will have an impact upon water consumption, however due to the limited number of dwellings likely to come forward under this policy, the impact is likely to be limited.	The proposed main modification would not have a significant effect.
		ST	P		
3. Ensure the sustainable reuse of		L	-	All new dwellings will have an impact upon water	The proposed main modification would not

CAPITA

water to accommodate additional growth and development with minimal impacts on water quality.	ST	P	consumption, however due to the limited number of dwellings likely to come forward under this policy, the impact is likely to be limited.	have a significant effect.
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	-	By virtue of the types of industry these dwellings are intended to support, they are likely to be in isolated locations which are less sustainable. Transport options are likely to be limited to cars.	The proposed main modification would not have a significant effect.
	ST	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.	The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.	The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.	The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy includes reference for the proposed dwellings to include appropriate landscaping.	The proposed main modification would not have a significant effect.
	ST	P		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.	The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	All new dwellings are required to contribute to open space.	The proposed main modification would not have a significant effect.
	ST	P		
14. Improve the quality, range	N/a	N/a		The proposed main modification would not

CAPITA

and accessibility of essential services and facilities.	N/a	N/a		have a significant effect.
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	The policy supports the development of new dwellings where they are demonstrated as essential to the need of the business.	The proposed main modification would not have a significant effect.
	ST	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	++	The policy supports the development of new dwellings where they are demonstrated as essential to the need of the business.	The proposed main modification broadens the definition of the policy to allow increased opportunities for rural industries to attract and retain employees in the area
	ST	P		

LOCAL PLAN POLICY: HOU 13 Agricultural Workers Exceptions																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	-	-	N/a	-	N/a	N/a	N/a	+	N/a	N/a	N/a	+	N/a	N/a	++	N/a	N/a	++
Proposed MM effect (in bold and shaded if amended)	-	-	-	N/a	-	N/a	N/a	N/a	+	N/a	N/a	N/a	+	N/a	N/a	++	N/a	N/a	++
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect.																		

LOCAL PLAN POLICY: HOU 14 Affordable Housing Exceptions					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM31	56	<p>Criterion a Add an * after 100%</p> <p>At the end of the policy insert the following text <u>*The scheme should provide 100% affordable housing except where an element of market housing is essential to bring forward affordable housing.</u></p> <p>Merge criterion e. and g. into one criterion:</p> <p>e. The scheme <u>demonstrates good design</u>, is of a style appropriate to its immediate surroundings and scale proportionate to existing development; g. The scheme demonstrates good design that is sympathetic to the local area and existing settlement; and</p> <p>Remove criterion h and make reference to specialist housing as a separate paragraph in the policy</p> <p>h. The scheme provides an element of specialist housing, subject to local need.</p> <p>Insert new paragraph at end of policy:</p> <p><u>Where there is an identified need for specialist housing, schemes will be encouraged to provide an element of specialist housing with the proposal.</u></p>		<p>To avoid duplication.</p> <p>To provide clarification to the policy requirement.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST	P		

	MT LT	T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	The development of affordable housing exception sites is on land which is located outside of settlement boundaries. Often this land is likely to be undeveloped or agricultural and therefore the use of this policy is likely to lead to its loss. The amount of land likely to be used for affordable housing exception sites is minimal.	The proposed main modification would allow for some market housing within rural exceptions sites. Whilst this flexibility could enable the delivery of more sites in rural areas, it is unlikely that this would be sufficiently significant to alter the previously assessed outcome.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Affordable housing exception sites are likely to be built on undeveloped greenfield land, which as such will have a biodiversity impact. The exact impact however will depend on the sites location and any mitigation measures which are proposed.	The proposed main modification would not have a significant effect.
	?	?		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	Exception sites in rural areas are likely to occupy peripheral locations on the edge of the built-up area. The precise impact of such development on the landscape and built environment will depend on the specific site chosen and the design and layout of the proposed scheme.	The proposed main modification would not have a significant effect.
	?	?		
10. Conserve and where appropriate enhance the historic environment.	?	?	Any development proposal should have regard to the historic environment and the associated proposals within this document. The historic environment can include the landscape and townscape and as such the development of exception sites has the potential to impact upon it depending on the sites location.	The proposed main modification would not have a significant effect.
	?	?		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	Exception sites can form an important option in providing for people's housing needs in areas where there is a general policy of restraint on new development. Additionally, the controls on exception sites to provide for people with local connections can sustain local social and family networks, redressing inequalities	The proposed main modification would not affect the previously assessed outcome.
	MT-LT	P		

CAPITA

			related to age and income.	
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The key role of exception sites is in providing affordable housing in rural areas where it would not normally be delivered. Whilst the quantum of housing delivered is likely to be delivered, it will support the delivery of affordable housing and as such scores positively against this sustainability objective.	The proposed main modification would allow for some market housing within rural exceptions sites. Whilst this flexibility could lessen the amount of affordable homes per site, it could enable the delivery of more sites in rural areas and thus more affordable homes. It is considered reasonable therefore that the previous outcome would remain.
	MT-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The provision of a greater proportion of affordable housing which is aligned to the specific needs in Breckland will enable a greater number of people of working age to live in the area and access work, thereby supporting the local economy.	The proposed main modification would not have a significant effect.
	MT-LT	P		

LOCAL PLAN POLICY: HOU 14 Affordable Housing Exceptions																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	N/a	N/a	N/a	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	+	+	N/a	N/a	+
Proposed MM effect (in bold and shaded if amended)	-	N/a	N/a	N/a	N/a	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	+	+	N/a	N/a	+
Overall effect of Proposed Modification upon SA assessment	<p>The proposed main modification would allow for some market housing within rural exceptions sites. Whilst this flexibility could lessen the amount of affordable homes per site, it could enable the delivery of more sites in rural areas and therefore more affordable homes overall.</p> <p>It is unlikely that this would be on a sufficiently significant scale to alter the previously assessed outcomes.</p>																		

LOCAL PLAN POLICY: Policy TR01 Sustainable Transport Network					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM112	147	<p>Amend criterion b to state:</p> <p>'locating development so as to ensure wherever possible, new development is close to access points such as bus stops accessible by sustainable modes of transport and makes that proposals include provision for improved public transport'</p> <p>Delete final paragraph:</p> <p>Major development proposals should include an assessment of the impacts of new development on the existing transport network. Where potential transport impacts are identified, developers will be expected to produce Transport Assessments to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.'</p>		<p>To provide clarity to the policy.</p> <p>This is repeated in TR 02 and is better placed there.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		
2. Limit water consumption to the		N/a	N/a		The proposed main modification would not have a

capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		significant effect.
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	+	The sustainable transport policy encourages the delivery of housing development in sustainable locations where it reduces the need to travel and in areas where there is public transport availability. A key case of localised air pollution is through car use, as such a policy which encourages other transport options scores positively against this objective.	The proposed main modification provides additional clarity to increase opportunities for travel by sustainable modes of transport and this could further encourage people to travel by means that would reduce traffic volumes and support travel by means other than single occupancy car, but overall not considered enough to change the original scoring of the objective against the policy.
	ST-LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	?	?	Whilst this policy does not directly provide or enhance essential services and facilities, it requires new developments to be located in more sustainable locations. The overall implication is that this will lead to better accessibility to facilities.	The proposed main modification further strengthens the role of sustainable modes of transport to access new developments that should increase opportunities to connect communities in new developments to existing facilities and services. Overall it is not considered to change the overall score of the policy against this objective, which is positive.
	?	?		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification further strengthens the role of sustainable modes of transport to access new developments. This should increase opportunities for new developments to connect to town centres as they are public transport hubs. By making provision for improved public transport the new residents in the new developments should be able to access town centres, potentially increase the vitality and viability of existing town centres. Overall it is not considered to change the overall score of the policy against this objective, which is n/a.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency,	N/a	N/a		The proposed main modification would help

competitiveness and adaptability of the local economy.	N/a	N/a	ensure that those people occupying properties in the new developments have access to sustainable modes of transport. This would therefore help to improve business opportunities to connect to the local labour market and enhance their competitiveness by being able to attract and retain employees. Overall it is not considered to change the overall score of the policy against this objective, which is n/a.
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LOCAL PLAN POLICY: Policy TR01 Sustainable Transport Network																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication	N/a	N/a	N/a	N/a	+	N/a	?	N/a	N/a	N/a	N/a	N/a							
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	+	N/a	?	N/a	N/a	N/a	N/a	N/a							
Overall effect of Proposed Modification upon SA assessment	The proposed main modification further strengthens the role of sustainable modes of transport to access new developments. This should have positive impacts in terms of better connecting the public to town centres where there are public transport hubs, thus supporting their vitality and viability. Equally, the support for sustainable modes of transport would positively contribute towards an efficient, competitive and adaptable local economy.																		

LOCAL PLAN POLICY: Policy TR 02 - Transport Requirements for Major Developments				
Mod Ref	Page Number	Text with proposed Modification		Reason for Change
MM113	148	<p>Amend bullet point 4 to state: 'Provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout (<u>Appendix 2 provides a starting point</u>) and;'</p> <p>Amend bullet point 5 to state: 'avoid inappropriate traffic generation and <u>do not compromise</u> compromising highway safety.'</p> <p>Amend final paragraph to state: '<u>Major</u> development proposals should include an assessment of the impacts of new development on the existing transport network; <u>and demonstrate how they will maximise connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.</u> Where potential transport impacts are identified, developers will be expected to produce Transport Assessments, <u>based on an appropriate methodology</u>, to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.'</p>		<p>In order to link the policy clearly to Appendix 2 of the plan.</p> <p>To ensure that the policy also meets the aims set out in Policy GEN 02.</p>
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

productive agricultural holdings and encourage the recycling/reuse of onsite 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.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	+	The policy requires proposals to have regard to the cumulative effect of development on the transport network. This is a wider requirement than previously included, and would be beneficial for considering impacts upon air pollution.	The modification would further strengthen support for pedestrian and cycle paths. As a consequence this would help reduce the volume of traffic and improve air quality. The anticipated effect has been extended from 'Medium term' through to both 'short and long term' because the impact is anticipated to take effect from completion of the development and then into the long term.
	MT-LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	L	+		The proposed main modification adds emphasis on improving connectivity including the provision of high quality and safe pedestrian and cycle routes. This modification may improve cycle and walking rates, improving health and wellbeing of the people around those new major developments. This local, positive effect will be permanent but long term as it will take time to implement and change habits.
	LT	P		
12. Reduce and prevent crime	D	+		The proposed main modification will improve the effectiveness of the policy to reduce and prevent crime by providing safe access for all users and having a focus on the design and layout for parking areas should result in long term, permanent positive effects of this policy across the District. This policy was previously judged to have had N/a effect.
	ST-LT	P		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	L	+	Preparing high quality sustainable transport solutions is beneficial to creating inclusive communities.	The proposed main modification adds emphasis on improving connectivity including the provision of high quality and safe pedestrian and cycle routes. This modification may improve accessibility but it would be location dependent. The change is not significant to alter scores.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

their needs.				
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy TR 02 - Transport Requirements for Major Developments																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	+	N/a	+	N/a	N/a	N/a	N/a	N/a							
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would further strengthen support for pedestrian and cycle paths, and adds emphasis on improving connectivity. The effect would be an improvement on the scores against SA objectives 11 and 12.																		

LOCAL PLAN POLICY: Policy ENV01 Green Infrastructure					
Mod Ref	Page Number	Text with proposed Modification	Reason for Change		
MM116	150	<p>Amend 1st para</p> <p>The network of green infrastructure in the District, including water bodies <u>and the strategic green infrastructure corridors shown on the Policies Map</u> should be safeguarded, retained and, where opportunities arise, enhanced. Enhancement of the green infrastructure network will be sought through the promotion of positive action, and the development management process.</p> <p>Amend 3rd para, second sentence:</p> <p>...Where it is considered that the development will have a detrimental effect on the quantity or function of existing green infrastructure, applications will be expected to demonstrate how the green infrastructure network will be enhanced as a result of the development <u>compensatory provision will be required in the form of new and/or enhancements to the existing green infrastructure. Where appropriate, the Council will seek to secure through planning obligations provision for the future management and/or maintenance of green infrastructure. Developments that fail to exploit opportunities...</u></p> <p>Insert additional wording as final paragraphs to the policy:</p> <p><u>Development proposals should also have regard to Council endorsed strategic green infrastructure strategies and made neighbourhood plans when considering opportunities on site to provide connections and linkages with the wider network of green infrastructure.</u></p> <p><u>The absence of a detailed green infrastructure strategy for an area should not prevent the consideration of opportunities for linking strategic green areas at a higher level when preparing development proposals. As a starting point, green areas in the local vicinity of a site including designated areas of open space (in line with policy ENV 04), local green space designations, Public Rights of Way and areas protected by environmental designations should be identified to explore possible opportunities for improving connectivity between sites, where appropriate, and in the context of balancing other planning considerations for the site.</u></p>	To ensure development proposals take into account relevant evidence, aiding implementation of policy.		
SA Objective		L	++	Assessment of policy against SA	Effect of proposed Main

	D N	+ O - --	objective – Publication version	Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	Although the release of land to facilitate the growth of the district is unavoidable, a green infrastructure policy will help to ensure the most valuable land is preserved. Therefore, there is good compatibility with this sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of green infrastructure one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. An attractive and integrated green infrastructure network could also encourage people to walk as opposed to drive to places and this may have direct	The proposed main modification no longer expects an enhancement in green infrastructure (where development would have a detrimental effect on it) because compensatory provision is now required, with the opportunity to consider future management and/or maintenance. The impact of the modifications to the overall scoring of the policy against the objective is still uncertain and therefore has not
	?	?		

CAPITA

			benefits in terms of emissions. However, as these effects will be dependant on the exact infrastructure provided it is difficult to quantify them at this point.	changed.
6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The rationale for the impact of a positive green infrastructure policy is set out in the comments for sustainability objective 5. As one of the anticipated affects of climate change is an increased flood risk to some areas a positive effect in terms of sustainability objective 5 may also have benefits for this sustainability objective. There are also potentially more direct impacts that green infrastructure can have in terms of mitigating flood risk. Specifically, vegetation can trap run-off and increase rainfall capture. This can reduce flood risk. As the benefits in terms of this objective will depend upon the exact nature of the infrastructure provided it is difficult to quantify at this juncture.	The proposed main modification would not affect the previously assessed outcome.
	?	?		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	Protection of existing green infrastructure, and its enhancement through new development will have significant benefits in terms of preserving and enhancing the biodiversity of the district. Therefore there is a strong compatibility with this objective. As more infrastructure improvement is likely to be seen as development is realised, this compatibility is likely to strengthen over time.	The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases where development would have a detrimental effect to green infrastructure. This is a positive approach that would support the previous assessment against this SA objective.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	L	++	The key aim of this policy is to safeguard and enhance green infrastructure within Breckland. The policy scores very positively against the sustainability objective.	The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases
	ST-LT	P		

				where development would have a detrimental effect to green infrastructure, and clarifies that strategic infrastructure corridors identified on the policy map should be considered. This is a positive approach that would support the previous assessment against this SA objective.
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Preserving areas of important green infrastructure is also likely to preserve areas which are important to the distinctiveness and diversity of the district. Therefore there is a good compatibility with this sustainability objective.	The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases where development would have a detrimental effect to green infrastructure. This is a positive approach that would support the previous assessment against this SA objective.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	L	+	The historic environment comprises the natural environment as well as the built environment. The preservation of certain location is likely to have particular benefits in terms of this sustainability objective.	The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases where development would have a detrimental effect to green infrastructure. This is a positive approach that would support the previous assessment against this SA objective.
	ST-LT	P		
11. Improve the health and well being of the population.	L	+	Providing new and improved green infrastructure, including areas of open space, and other links, will have benefits in terms of the available leisure and recreational space to the districts residents. This would have a good compatibility with	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		

			this sustainability objective.	
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	L	+	Improved green infrastructure will include the provision of open space, formal and informal and improved linkages. There is therefore a good compatibility with this sustainability objective.	The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases where development would have a detrimental effect to green infrastructure. This is a positive approach that would support the previous assessment against this SA objective.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	?	?	Requiring the provision of green infrastructure is likely to confer a cost to the developer, either in terms of physically laying out infrastructure or management. The cost in certain circumstances may lessen the viability of a scheme and this may effect delivery.	The proposed main modification clarifies how mitigation/compensation and on-going management and maintenance would be secured. It would not affect the previously assessed uncertain outcome.
	?	?		
17. Increase the vitality and viability of existing town centres.	L	+	Green infrastructure can enhance an areas image, can make it more pleasant to use and a more attractive investment. Therefore there is a clear compatibility with this sustainability objective.	The proposed main modification no longer expects an enhancement in green infrastructure (where development would have a detrimental effect on it) because compensatory provision is now required, with the opportunity to consider future management and/or maintenance. The impact of the
	ST-LT	P		

				modifications to the overall scoring of the policy against the objective has not changed.
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	The potential improved image described for sustainability objective 17 can also potentially have benefits in terms of this sustainability objective.	The proposed main modification no longer expects an enhancement in green infrastructure (where development would have a detrimental effect on it) because compensatory provision is now required, with the opportunity to consider future management and/or maintenance. The impact of the modifications to the overall scoring of the policy against the objective has not changed.
	ST-LT	P		

LOCAL PLAN POLICY: Policy ENV01 Green Infrastructure SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	N/a	N/a	?	?	+	++	+	+	+	N/a	+	N/a	N/a	?	+	N/a	+
Proposed MM effect (in bold and shaded if amended)	+	N/a	N/a	N/a	?	?	+	++	+	+	+	N/a	+	N/a	N/a	?	+	N/a	+
Overall effect of Proposed Modification upon SA assessment	<p>The proposed main modification no longer expects an enhancement in green infrastructure (where development would have a detrimental effect on it) because compensatory provision is now required, with the opportunity to consider future management and/or maintenance. The proposed main modification clarifies the position with regards to how green infrastructure would be provided or enhanced in those cases where development would have a detrimental effect to green infrastructure.</p> <p>The proposed main modification would support the previously assessed positive outcomes but otherwise would have no significant effect.</p>																		

LOCAL PLAN POLICY: Policy ENV02 Sites of European, National and Local Nature Conservation Importance			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM118	152	<p>Amend policy:</p> <p>Policy ENV 02 Biodiversity protection and enhancement Sites of International, European, National & Local Nature Conservation Importance</p> <p>The highest level of protection will be given to European Sites, with development only permitted where it can be demonstrated that the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017, there will be no adverse effect (either directly or indirectly) on the integrity of any European site (either alone or in combination with other plans or projects).</p> <p>Where measures to mitigate for potential adverse effects <u>on European sites are required, identified,</u> the proposed mitigation measures must be justified as fit for purpose with appropriate evidence, <u>to inform the Council's Habitats Regulations Assessment.</u></p> <p>If it cannot be ascertained that no adverse effect on European site integrity will result, the proposed development will only be permitted where there is no alternative solution and there are imperative reasons of overriding public interest.</p> <p>Development likely to have an adverse effect (either directly or indirectly) on a site of national, regional or local biodiversity, or geological interest, as identified on the Policies Map, will not be permitted unless:</p> <ol style="list-style-type: none"> it can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site, and; it has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm, and; residual harm, after all measures to prevent and adequately mitigate <u>have been applied,</u> will be adequately compensated for. <p>Where the Council considers that a designated site, protected species, or any species or habitat, <u>particularly where listed as a Priority Habitat or Species under Section 41 of the Natural</u></p>	<p>To aid implementation of policy; to correct reference to Ecological Impact Assessments; to clarify that the policy applies to more than just designated sites.</p>

		<p><u>Environment and Rural Communities Act (2006), of principal importance for conservation may be adversely affected by a development proposal, an ecological environmental impact assessment (E_CIA) will be required to be submitted with the planning application to assess effects on European sites and effects on flora and fauna, commensurate with the scale of the impact and the importance of the species. Whilst the EIA and Habitats Regulations Assessment (HRA) are separate and distinct elements, the EIA information is likely to inform the Council's HRA where an appropriate assessment is required.</u></p> <p><u>In accordance with the stepwise approach to protecting biodiversity (the mitigation hierarchy), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised. Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.</u></p> <p><u>All development should demonstrate and how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).</u></p> <p><u>Where development is permitted, the authority will consider the need for conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation and / or geological interest. Where development is likely to have an impact upon a species that is not protected by other legislation, and in particular where a habitat or species is listed as a Priority Habitat or Species under Section 41 of the Natural Environment and Rural Communities Act (2006), there will be an expectation that the development proposal will be accompanied by an impact study commensurate with the scale of the impact and the importance of the species. Wherever a proposed development may have a detrimental impact upon a designated site or protected species, appropriate conditions and/or planning obligations will be used to ensure that the appropriate mitigation measures incorporated within the proposal are fully implemented, and monitored where required. utilised.</u></p> <p>Policy ENV03 outlines specific requirements that apply to <u>The Breckland Special Protection Area.</u></p>		
SA Objective	L D N	++ + 0	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

		-		
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	+	The policy seeks protection for sites with an environmental designation. The policy sets clear criteria regarding reasons where an environmentally designated site could be developed upon, it therefore scores well against the sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of protecting sites with a high biodiversity value, one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the	The proposed main modification would not have a significant effect to change the uncertainties previously acknowledged when considering this objective against the policy.
	?	?		

			potential for a good compatibility with this sustainability objective. It is however difficult to quantify the exact impact.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	N	+	Designated sites can often work as a carbon sink. Although they will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective.	The proposed main modification would not have a significant effect
	ST-LT	P		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	++	The policy seeks the protection of designated sites within Breckland which is in accordance with the expectations of the sustainability objective and the habitat regulations.	The proposed Main Modification strengthens the policy's ability to protect, conserve and enhance biodiversity. The previously assessed highly positive outcome will remain.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	N	+	Designated sites for biodiversity and geodiversity often form part of the green infrastructure network. The policy provides a set of criteria seeking to protect European, national, regional and local sites from development. The policy approach therefore scores well against this sustainability objective.	The proposed Main Modification strengthens the policy's ability to protect, conserve and enhance biodiversity. This will often involve green infrastructure. However, as this won't always be the case, it is reasonable to retain the previous assessment outcome.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	++	The natural environment and in particular designated sites form a key part of deriving the character of the landscape and townscape of the District. The policy therefore scores well with the sustainability objective.	The proposed Main Modification strengthens the policy's ability to protect, conserve and enhance biodiversity. The previously assessed highly positive outcome will remain.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises the natural environment as well as the built. The preservation of certain locations is likely to have particular benefits in terms of this sustainability objective, however the exact implication is unclear.	The proposed main modification would not have a significant effect.
	?	?		

11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	Designated sites for biodiversity and geodiversity can include areas of open space. The protection of these areas scores well against the sustainability objective.	The proposed Main Modification strengthens the policy's ability to protect, conserve and enhance biodiversity. This will often involve open space. However, as this won't always be the case, it is reasonable to retain the previous assessment outcome.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV02 Sites of European, National and Local Nature Conservation Importance																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	N/a	N/a	?	+	++	+	++	?	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	+	N/a	N/a	N/a	?	+	++	+	++	?	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification strengthens the policy's ability to protect, conserve and enhance biodiversity. This would have a positive effect against some SA objectives but it would not alter their previously assessed positive outcomes.																		

LOCAL PLAN POLICY: Policy ENV03 The Brecks Protected Habitats and Species			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM120	155	<p>Amend wording in Policy ENV 03:</p> <p>Policy ENV03 The Brecks Protected Habitats & Species The Council requires that a Habitats Regulations Assessment is undertaken on all proposals for development that are likely to have a significant effect on The Breckland Special Protection Area (SPA) which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats. Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.</p> <p>Stone Curlew</p> <p>Plan level Habitats Regulations Assessment has been undertaken to identify where built development is likely to significantly affect the Breckland SPA. Map 5.1 identifies a 1,500m buffer zone from the edge of those parts of the SPA that support, or are capable of supporting, Stone Curlew, where new built development would be likely to significantly affect the SPA population.</p> <p>The plan level Habitats Regulations Assessment also identifies areas that have a functional link to the SPA, because they support Stone Curlew outside, but in close proximity to the SPA boundary.</p> <p>These areas also have a 1500m buffer zone, within which new built development would be likely to significantly affect the SPA population.</p> <p>A conclusion of no likely significant effect can be met where the proposed building is located further than 1500m away from the SPA boundary (<u>red primary buffer</u>) or the identified (<u>blue secondary buffer</u>) or possible (<u>orange square cells</u>) areas that have a functional link (<u>see Map 5.1</u>).</p>	<p>Consistency with the Habitats Regulation Assessment (LP/S/4).</p> <p>To provide clarity of the Monitoring and Mitigation Framework as agreed in the SoCG between Breckland District Council and the RSPB.</p>

	<p>Development within the SPA boundary, or located less than 1500m away from the SPA boundary or identified areas that have a functional link (see Map 5.1) will not normally be permitted.</p> <p>Where a proposed building is outside the SPA but within 1500m of the SPA boundary or identified <u>or possible</u> areas that have a functional link (see Map 5.1), there may be circumstances where a project level Habitats Regulations Assessment is able to demonstrate that the proposal will not adversely affect the integrity of the SPA. <u>For agricultural buildings,</u> applicants must provide evidence to show how their proposal meets the criteria listed in Natural England's "Agricultural Buildings and the Breckland SPA Stone Curlew constraint zone" advice note, or successor document. Circumstances where the proposal is able to conclusively demonstrate that it will not result in an adverse effect on Breckland SPA may include where the proposal is:</p> <ul style="list-style-type: none"> • More than 1500m away from potential stone curlew nesting sites habitat (such as arable land) inside the SPA (these are those parts of the SPA that are also designated as Breckland Farmland SSSI); • A new building that will be completely masked <u>on all sides</u> from the SPA by existing built development; • A proposed re-development of an existing building that would not alter its footprint or increase its potential impact; • A new agricultural building of less than 120 sqm; • An extension to existing agricultural buildings of less than 120 sqm or 100% of the original, whichever is less. <p><u>Large developments adjacent to, or just outside the primary or secondary buffer, particularly where occurring in an isolated area with few other buildings, are likely to also require project level assessment.</u></p> <p>Woodlark and Nightjar</p> <p>Development within 400m of the SPA that support, or are capable of supporting Woodlark and/or Nightjar will not normally be permitted. The Council will consider the need for a Habitats Regulations Assessment to determine the implications of development on Nightjar and Woodlark on a case by case basis, depending on the location and nature of the proposal.</p>	
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	<p>Recreation pressure and urban effects</p> <p>Plan level Habitats Regulations Assessment has identified the potential for increased disturbance to Nightjar, Woodlark and Stone Curlew as a result of recreation, and the potential for other urban effects such as increased fire, litter and eutrophication to significantly affect Breckland SPA and SAC.</p> <p>The Council will work with partners to develop a framework of measures that manage and monitor access. Proposals for development in Thetford, Swaffham and Mundford will be required to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact of increased recreational pressure on Breckland SPA. This should comprise:</p> <ul style="list-style-type: none"> • new on-site recreational areas in accordance with other policy requirements in this plan; and/or; • other measures that contribute to managing recreation pressure, such as educational/information materials, staff resources, managing car parking and projects targeting dog walking or; where the development will not provide on-site recreational space; • promotional materials for new residents to advertise existing local suitable alternative natural green space for recreation. <p><u>Monitoring and Mitigation Framework</u></p> <p><u>The Council commits to a framework of measures that will enable it to co-ordinate the necessary monitoring and mitigation measures required to demonstrate that the increases in visitor pressure arising from new development in the District will be addressed before adverse effects on European sites occurs.</u></p> <p><u>These will include as a minimum the following measures to be implemented following adoption of the Plan:</u></p> <ul style="list-style-type: none"> •<u>Creation of an advisory group;</u> •<u>Production of a monitoring programme;</u> •<u>Identification of mitigation measures; and</u> •<u>Defining funding to support the above measures.</u> <p>The Council will work with partners to develop a framework for managing and monitoring urban effects. Proposals for development where urban heaths at Thetford (Barnham Cross Common,</p>	
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		Thetford Heath, Thetford Golf Club and Marsh), East Wretham or Brettenham are likely to be used as local greenspace will need to demonstrate the inclusion of mitigation measures that contribute to the framework to address the potential impact urban effects on Breckland SPA/SAC.		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N	++	The Brecks forms a large area of undeveloped, often arable, land to the south west of the District, much of which is designated as a Special Protection Area (SPA). The policy seeks to ensure that development does not cause an adverse impact on the SPA, and as such will help to minimise the loss of undeveloped land in accordance with the expectations of this objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

of waste.				
5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of protecting sites with a high biodiversity value, one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. It is however difficult to quantify the exact impact.	The proposed main modification would not have a significant effect to change the uncertainties previously acknowledged when considering this objective against the policy.
	?	?		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	++	The policy has been developed with the key aim of ensuring that new development does not adversely affect the integrity of the SPA. The policy seeks to apply an appropriate assessment to assess the affect. This has been developed in accordance with the adopted evidence base and as such score highly against the SA criteria.	The proposed Main Modification strengthens the policy with regards to protecting European sites. The previously assessed highly positive outcome will remain.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	+	The Brecks Special Protection Area includes areas of green infrastructure, such as Thetford Forest. Whilst the policy itself is not seeking the protection of green infrastructure, the need to ensure there is not an adverse affect on the integrity of the SPA means that the affect is likely to be symbiotic to this sustainability objective.	The proposed Main Modification strengthens the policy with regards to protecting European sites and therefore green infrastructure. The previously assessed positive outcome will remain.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The Brecks SPA forms a key part of the landscape character of the District as a whole, and is where the District gets its name. The policy which seeks to ensure that residential development does not have an adverse impact on the integrity of the SPA, is beneficial to the SA objective.	The proposed Main Modification strengthens the policy with regards to protecting European sites and therefore landscape. The previously assessed positive outcome will remain.
	ST-LT	P		
10. Conserve and where appropriate enhance the	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

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historic environment.				
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	The policy requires development to undergo an Appropriate Assessment to consider potential adverse impacts on the SPA, where these are found the development should be refused. This has the potential to restrict housing development in parts of the district with the Breckland SPA and as such have an adverse impact on housing delivery.	The proposed main modification would see the general policy aims remain and thus the previous outcome would stand.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV03 The Brecks Protected Habitats and Species																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	++	N/a	N/a	N/a	?	N/a	++	+	+	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	++	N/a	N/a	N/a	?	N/a	++	+	+	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification strengthens the policy with regards to protecting European sites. This would have a positive effect against some SA objectives but it would not alter their previously assessed positive outcomes.																		

LOCAL PLAN POLICY: Policy ENV04 Open Space, Sport and Recreation			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM123	160	<p><u>Open space designations as identified through the 2015 Open Space Assessment are shown on the Policies Maps.</u></p> <p>Existing Provision</p> <p>Development that would result in the loss of existing designated open space will only be permitted if:</p> <p>(a) it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; or</p> <p>(b) recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</p> <p>(c) the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.</p> <p>The development of existing open space with an ecological value (a known biodiversity or nature conservation interest) will not be permitted, <u>unless there is a space of equal or 'greater' value provided as part of the proposal.</u></p> <p>New Provision</p> <p>All new residential development <u>of 11 or more dwellings will be</u> is expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000 population*, which equates to 25.6m² of outdoor playing space per person. As set out in the Open Space Assessment (2015), this 25.6m² is broken down to 17.6m² of outdoor sport area and 8m² of children's play space.</p> <p>There is a presumption that for developments comprising of 25 dwellings or more that open space, sport and recreation facilities outdoor playing space will be provided within the development site. Where on-site provision is provided, the space should be of an appropriate type to serve the needs of the development, well related to</p>	To aid implementation

	<p>the proposed residential properties and having regard to <u>in accordance with</u> relevant standards.</p> <p>Within residential developments of 25 or more dwellings priority should be given to the provision of children's play areas since the facility is most likely to be required within an easy reach of dwellings and will be required to conform to the 0.8ha per 1000 people standard in provision of children's play area. in accordance with the NPFA standard.</p> <p>On sites of 25 dwellings and above – Minimum of 1 Local Area for Play (LAP) On sites of 50 dwellings and above – Minimum of 2 LAPs (or equivalent provision if provided as 1 large LAP) On sites of 80 dwellings and above – Minimum of 1 Local Equipped Area for Play (LEAP) On sites of 200 dwellings and above – Minimum of 2 LEAPs and an Outdoor Sport Area On sites of 400 dwellings and above – Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and an Outdoor Sport Area</p> <p>It is recognised that there may be cases where the direct provision of open space <u>outdoor playing space</u> on-site is not the preferred option. It may be that open space <u>outdoor playing space</u> does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of open space <u>outdoor playing space</u> that better serves the whole community in close proximity to the application site. Contributions in lieu of on-site provision <u>for sites of 25 or more dwellings</u> will be the exception and will for sites of 25 or more dwellings will need to be supported by robust evidence from the applicant that on-site provision is not preferable <u>appropriate and/or viable</u>. <u>For sites of less than 25 dwellings, on-site provision will be preferable, but may not be appropriate in all cases and proportionate evidence will be required from the applicant to demonstrate that on-site provision is not appropriate.</u> Any contribution will need to be towards a specific deliverable scheme in consultation with the relevant parish council and the developer contributions policy in this document. <u>It will be secured through a section 106 agreement. The contribution will be required to name a specific scheme. Where it is not possible to accommodate outdoor sports areas on-site, negotiations will occur on a site-by-site basis to determine specific provision and financial contributions, taking into account the financial viability of the development.</u></p> <p>Major development sites comprising more than 10 dwellings but less than 25 dwellings will be expected to make proportionate off site contributions towards open space, sports and recreational facilities.</p> <p>In addition to the on-site and off-site contributions, a contribution will be required for 10 years maintenance of the facility. <u>The Off-site contribution will be proportional to the type of facility provided and will be calculated in accordance with the criteria set out in the Breckland Open Space Assessment (2015) which will be reviewed periodically having regard to the need for land acquisition, provision of facilities and 10 years maintenance.</u></p>	
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SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	+	Protection of current open space will reduce the loss of undeveloped land.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of	N/a	N/a		The proposed main modification would not

water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		have a significant effect.
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	+		The proposed modification removes the threshold for residential developments of 25 dwellings or more, to all residential development, giving priority to the provision of children's play areas (where it is required). Having a children's play facility that is within walking distance of a residential development would reduce the need for parents/carers to drive to a local facility and thereby reducing the traffic volumes and improving air quality. The introduction of a threshold of 11 or more dwellings to the provision of outdoor playing space rather than on all residential proposals may reduce potential provision but the overall impact of the modifications to the previous assessment of the policy against the objective is not considered to have changed.
	MT-LT	P	Protection of open spaces, particularly ones with trees present can help reduce carbon concentration in the atmosphere. Widespread provision of sports facilities across the District will reduce people's need to drive to access such facilities.	
6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	Open green spaces can help to absorb run off, thus reducing the risk of flooding.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Open space can be designated for a range of reasons, include biodiversity and geodiversity. Protection of open space and provision of new open spaces can expand, enhance, conserve and protect biodiversity and geodiversity.	The proposed main modification would mean that outdoor playing space should only provide on developments of 11 or more dwellings, rather than on all residential proposals. As outdoor playing space is unlikely to provide a quality habitat, the effect of this is not expected to be significant. The proposed main modification would also secure mitigation or enhancement for loss of open space with ecological value. Overall the previous
	ST-LT	P		

				assessment is considered to still stand.
8. Protect, enhance and increase Green Infrastructure in the District.	D	++	Open spaces are a form of green infrastructure. The policies aim of protecting existing open spaces and provision of new spaces is compatible with the sustainability objective.	The proposed main modification would mean that outdoor playing space should only be provided on developments of 11 or more dwellings, rather than on all residential proposals. Whilst this lessens the opportunities for an increase in green infrastructure, the overall policy remains very positive with regards to this SA objective.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	Provision of open space and the protection of existing open space can enhance the diversity of the landscape and townscape.	The proposed main modification mainly relates to outdoor playing space and children's play equipment; these elements are unlikely to be considered as distinct and quality elements of the landscape. The approach to the protection and enhancement of green infrastructure generally is not proposed to be amended and in this respect, the previous assessment score should remain.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	+	Protection of open spaces can enhance and protect the character and setting of the historic environment.	The approach to the protection and enhancement of green infrastructure generally is not proposed to be amended and in this respect, the previous assessment score should remain.
	ST-LT	P		
11. Improve the health and well being of the population.	D	++	Protection of existing and provision of new outdoor sports facilities and children's play areas, can improve the health of and well-being of the population by encouraging people to exercise and play outdoors.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	++	The policy requires all net new development to provide either a contribution towards or onsite open space. The policy has been	The proposed main modification may affect how open space provision is delivered but it would not change that this is a very positive policy with regards to the SA objective and not
	ST-LT	P		

			developed having regard to the deficit identified through the Open Space Assessment.	affect the previously assessed outcome.
14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The policy will seek to increase the provision of open spaces, which scores positively against the sustainability objective.	The proposed modification removes the threshold for residential developments of 25 dwellings or more, to all residential development, to have priority to the provision of children's play areas. Having a children's play facility that is within walking distance of a residential development would improve the accessibility, but the introduction of a threshold of 11 or more dwellings to the provision of outdoor playing space rather than on all residential proposals may reduce potential provision against the original text in the policy. Overall, the overall of the modifications to the previous assessment of the policy against the objective is not considered to have changed.
	ST-LT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	All new development will be required to contribute towards open space, which will help to address existing deficiencies and redress inequalities.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV04 Open Space, Sport and Recreation																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	+	N/a	N/a	N/a	+	+	++	++	++	+	++	N/a	++	+	+	N/a	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	+	N/a	N/a	N/a	+	+	++	++	++	+	++	N/a	++	+	+	N/a	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed modification removes the threshold for residential developments of 25 dwellings or more, to all residential development, giving priority to the provision of children's play areas (where it is required). This is a positive amendment. The introduction of a threshold of 11 or more dwellings to the provision of outdoor playing space rather than on all residential proposals may reduce potential provision. On balance, the overall impact of the proposed main modification would not change the previously assessed outcome.																		

LOCAL PLAN POLICY: Policy ENV05 Protection and Enhancement of the Landscape					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM126	165	<p>The landscape of the District will be protected for the sake of <u>is recognised and valued for its own intrinsic beauty</u>, its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.</p> <p>Release of land in Breckland <u>Development proposals</u> will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment and to ensure land is only released in areas where the impact on the landscape is minimal. Development should also be designed to be sympathetic to landscape character, and informed by the LCA.</p> <p>High protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in an <u>unacceptable</u> change in the landscape character.</p> <p>High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.</p>		Clarification of how the evidence will be used to assess development proposals.	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST	P		

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	MT LT	T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N	++	<p>Many of the District's important natural features are located in predominantly undeveloped areas. This policy seeks to protect the landscape and natural assets of the District in accordance with the findings of the Landscape Character Assessments. This policy approach scores highly against the sustainability objective.</p>	<p>The proposed main modification would amend the policy to be flexible to the potential that development could affect landscape character and there are times when this could be acceptable. The policy would no longer use the word "protect" but would replace it with "value" – this is considered important to allow for some acceptable change to character. The proposed main modification adds the expectation for development proposals to contribute to and where possible enhance the local environment. Overall the policy would continue to protect landscape and natural assets. The previous assessment outcome would remain.</p>
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		<p>The proposed main modification would not have a significant effect.</p>
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	+	<p>The policy provides protection to the District's landscape. Protection of open spaces, particularly ones with trees, present can help reduce carbon concentration in the atmosphere.</p>	<p>See response to SA objective 1.</p>
	ST-LT	P		

6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	The policy seeks high protection for river valleys within the District, based on their undeveloped nature and high biodiversity value. By protecting these areas this reduces the risk of buildings being developed within them.	The proposed main modification would not affect the previously assessed outcome.
	ST-LT	P		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Many different types of land within the District contribute to its biodiversity, and this includes a significant contribution from the undeveloped landscape and other natural features. A policy which helps to prevent land or natural features being lost through development is likely to make a positive contribution to the biodiversity or geodiversity of the District.	See response to SA objective 1.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	++	Many different types of land within the district contribute to green infrastructure, and this includes a significant contribution from the undeveloped landscape and other natural features. A policy which helps to prevent land or natural features being lost through development is likely to make a positive contribution to green infrastructure within the district.	See response to SA objective 1.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	A policy that protects the landscape of the District will have a direct benefit in terms of preserving the distinctiveness and diversity of the landscape of the district.	See response to SA objective 1.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises areas of the landscape as well as buildings. Where a feature of the historic environment is also in an area of landscape sensitivity then this policy will contribute to this achievement of this sustainability objective. In the absence of a quantitative assessment of the correlation of these issues, it is not possible to quantify the beneficial contribution of the policy to this objective at this juncture.	See response to SA objective 1.
	?	?		
11. Improve the health and well	?	?	The landscape of the District can have a positive	The proposed main modification would

being of the population.	?	?	impact on health.	not affect the previously assessed outcome.
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	?	?	Publicly accessible open space comprises in part areas of the countryside. Where open space is also in an area of landscape sensitivity then this policy will contribute to the achievement of the sustainability objective. In the absence of a quantitative assessment of the correlation of these two issues, it is not possible to quantify the beneficial contribution of the policy to this objective at this juncture.	See response to SA objective 1.
	?	?		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	Restricting the development of land through the application of a landscape protection policy may prevent some land from being available for housing development. This may in turn impact upon the provision of housing in the District. There is therefore a minor conflict with this sustainability objective.	See response to SA objective 1.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	-	Restricting the development of land through the application of a landscape protection policy may prevent come land from being available for economic development. This may in turn impact upon the	See response to SA objective 1.
	ST-LT	P		

		development of the District's economy. There is therefore a minor conflict with the sustainability objective.	
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LOCAL PLAN POLICY: Policy ENV05 Protection and Enhancement of the Landscape																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	++	N/a	N/a	N/a	+	+	++	++	++	?	?	N/a	?	N/a	N/a	-	N/a	N/a	-
Proposed MM effect (in bold and shaded if amended)	++	N/a	N/a	N/a	+	+	++	++	++	?	?	N/a	?	N/a	N/a	-	N/a	N/a	-
Overall effect of Proposed Modification upon SA assessment	Overall the policy would continue to protect landscape and natural assets, and the previous assessment outcomes would remain.																		

LOCAL PLAN POLICY: Policy ENV06 Trees, Hedgerows and Development					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM127	166	<p>Remove wording: Development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value (BS5837:2012) will only be permitted where:</p> <p>a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows, or; b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow.</p> <p>After point b insert the following wording and amend policy wording: <u>Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native species will be sought. Where the loss of trees-a tree is accepted in these circumstances, developers will be required to retain enough space to ensure that at least one tree of a similar ultimate size to that removed is planted with sufficient room to reach maturity without pressure for pruning or removal. the loss is will be suitably compensated for, taking into account the size and condition of the tree.</u></p>		<p>Not necessary for the policy to be sound</p> <p>In recognition that losses must be adequately compensated for.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and		D	0	Protection of trees and hedgerows could in some cases restrict development on undeveloped and productive agricultural	The proposed main modification would not have a significant effect.
		ST-LT	P		

CAPITA

encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			land. However, the focus of the policy option is not to minimise the loss of all undeveloped land and agricultural land.	
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	+	Trees and other natural features such as hedgerows absorb carbon from the atmosphere, therefore their protection can reduce contributions to climate change. However, the scale of absorption associated with trees and natural features at risk from development of negligible.	The proposed main modification would not have a significant effect.
	LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	+	Protection of trees and hedgerows from development will help to conserve biodiversity in the District.	The policy would continue to conserve biodiversity. The proposed Main Modifications to the policy would not significantly alter this.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Greater protection for natural features within the landscape can help to improve green infrastructure.	The policy would continue to protect green infrastructure. The proposed Main Modifications to the policy would not significantly alter this.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and	D	++	Trees and hedgerows are an important part of the landscape and townscape and have	The policy would continue to protect landscape character. The proposed Main Modifications to
	ST-LT	P		

quality of landscape and townscape character.			high amenity value. The protection of them within developments will enhance the character of the landscape and townscape.	the policy would not significantly alter this.
10. Conserve and where appropriate enhance the historic environment.	D	+	Trees and hedgerows have a role in preserving the setting of the historic environment and the protection of them within developments through this policy scores positively against the sustainability objective.	The proposed main modifications to the policy would not affect the way in which the policy could assist in protecting trees and hedgerows and their contribution to the historic environment.
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	Trees and hedgerows play an important role in providing amenity within open spaces, their protection through the policy scores positively against the sustainability objective in regards to improving the quality of open space.	The proposed main modification would not have a significant effect.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

residence.				
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV06 Trees, Hedgerows and Development																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	0	N/a	N/a	N/a	+	N/a	+	+	++	+	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	0	N/a	N/a	N/a	+	N/a	+	+	++	+	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not give rise to significant effects upon sustainable development.																		

LOCAL PLAN POLICY: Policy ENV 07 Designated Heritage Assets			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM129	168	<p>Revise the wording of the policy as follows:</p> <p>The significance of designated heritage assets (including and their settings), such as including nationally protected listed buildings and their settings, scheduled monuments, archaeological sites, registered parks and gardens, and conservation areas and their settings, will be conserved, or wherever possible and enhanced. <u>Great weight shall be given to their conservation.</u> and given the highest level of protection. Proposals that may would affect the significance of a designated heritage asset will be required to provide <u>proportionate evidence to the assets importance</u>, sufficient information to identify its significance, including any contribution that its setting makes to <u>enable any impact to be fully assessed, in accordance with national policy.</u></p> <p>Development that will affect any designated heritage asset will be subject to comprehensive assessment and will be expected to <u>should</u> conserve and or, wherever possible, enhance the <u>architectural and historic</u> character, appearance and setting of the asset <u>Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and other designated areas of historic interest.</u></p> <p>Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; this includes internal features, floor plans and spaces or any object or structure <u>including within the</u> curtilage of a listed building that predates 1st July 1948. The conversion of <u>listed buildings of particular architectural or historic interest</u> for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing conservation of the building.</p> <p>Proposals will be considered having regard to national policy and relevant guidance.</p> <p>Where it is considered appropriate in cases where development coincides with the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where appropriate, archaeological remains can be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ satisfactory excavation and recording of remains will be required before development is begun.</p>	To more accurately ensure the policy reflects national guidance.

SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the	D	++	A key element of the character of the	The proposed main modification would

distinctiveness, diversity and quality of landscape and townscape character.	ST-LT	P	landscape and townscape within Breckland is the historic environment and its assets. The policy seeks to ensure that development proposals will not lead to unacceptable harm to these heritage assets. It also requires additional information on any application which may cause harm to a designated heritage assets. The policy scores well against this sustainability objective.	ensure the policy was in line with the NPPF. This strengthens the policy and supports the previously assessed outcome.
10. Conserve and where appropriate enhance the historic environment.	D	++	The policy seeks to ensure that development proposals will not lead to unacceptable harm to these heritage assets. It also requires additional information on any application which may cause harm to a designated heritage assets. The policy scores well against this sustainability objective.	The proposed main modification would ensure the policy was in line with the NPPF. This strengthens the policy and supports the previously assessed outcome.
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of	D	+	Breckland's five market towns include	The proposed modification to the

existing town centres.	ST-LT	P	numerous designated heritage assets. These help to enhance the viability and vitality of the town centre. A policy which seeks to protect heritage assets therefore scores positively against this sustainability objective.	policy, when assessed against the objective, further strengthen the positive effect of the policy, but it is not judged to have changed the previously assessed outcome.
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV 07 Designated Heritage Assets																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would ensure the policy was in line with the NPPF. This strengthens the policy with regards to the conservation of the historic environment and supports the previously assessed positive outcomes. Otherwise there would be no significant effect.																		

LOCAL PLAN POLICY: Policy ENV 08 Non-Statutory Heritage Assets					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM130	169	<p>Development will <u>should</u> be expected to conserve, or <u>and</u> wherever possible enhance the <u>historic</u> character, appearance and setting of non-designated historic assets. Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment, <u>proportionate in line with</u> to the significance of the asset. The assessment must provide sufficient information for any impact to be <u>fully</u> assessed. <u>In weighing applications that are likely to directly or indirectly affect non-designated heritage assets, a balanced judgement will be undertaken, having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>The conversion of non-designated buildings <u>identified in the Norfolk Historic Environment Record, or through Neighbourhood Plans,</u> of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention of the building. Proposals will be considered having regard to relevant national policy and relevant guidance.</p> <p>In the case of traditional dwellings which positively contribute to the character of Breckland, applications for replacement will be expected to be accompanied by a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.</p> <p><u>Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets of with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.</u></p>		To more accurately ensure the policy reflects national guidance.	
SA Objective		L D N	++ + 0	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

		- --		
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and	D	+	Non statutory heritage assets help to enhance the character of the landscape and	The proposed main modification would bring the policy's wording more in line with the
	ST-LT	P		

quality of landscape and townscape character.			townscape, alongside the designated heritage assets. These are not currently protected through national planning policy. A policy seeking their retention scores positively against the sustainability objective.	NPPF and add requirements with regards to archaeological remains. This is a positive approach but would not have a significant effect on the previously assessed outcome for this objective.
10. Conserve and where appropriate enhance the historic environment.	D	++	Non statutory heritage assets have an important role to play in the setting of the historic environment in Breckland. A policy which seeks their retention scores positively against this sustainability objective.	The proposed main modification would bring the policy's wording more in line with the NPPF and add requirements with regards to archaeological remains. This would have a positive approach to the protection of non designated heritage assets, which make up a large part of the historic environment. For this reason, the "+" score has been amended to "++".
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy supports the conversion of non-statutory heritage assets to residential and economic uses. This will see new housing provision which scores positively against the sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
17. Increase the vitality and viability	N/a	N/a		The proposed main modification would not

CAPITA

of existing town centres.	N/a	N/a		have a significant effect.
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0	The policy supports the conversion of non-statutory heritage assets to residential and economic uses. This could see new business provision which scores positively against the sustainability objective for the efficiency, competitiveness and adaptability of the local economy.	The proposed main modification concerning archaeological evaluation could increase development costs which could make a site less attractive to develop. Whilst part of NPPF, as the provision was not previously included the effect of this provision had not been assessed. Therefore, on balance the policy is no longer considered positive against this objective but a neutral effect.
	ST-LT	P		

LOCAL PLAN POLICY: Policy ENV 08 Non-Statutory Heritage Assets																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	+
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	++	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	0
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would bring the policy's wording more in line with the NPPF and add requirements with regards to archaeological remains. This would have a positive approach to the protection of non designated heritage assets, which make up a large part of the historic environment. This would support the previously positive outcome for SA objective 9 and improve the score for SA objective 10. The modification could create some economic uncertainty and so a neutral rather than positive effect is envisaged against SA objective 19.																		

LOCAL PLAN POLICY: Policy ENV09 Flood Risk & Surface Water Drainage					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM131	170	<p>Amend wording as follows: Proposals for vulnerable development in medium (<u>zone 2</u>) and higher flood risk areas (<u>zones 3a and 3b</u>) must be accompanied by a site-specific flood risk assessment, clearly identifying whether the development will be safe for its lifetime, taking account of the vulnerability of its users, and whether there may be any potential increase or reduction in flood risk elsewhere.</p> <p>Replace wording in penultimate paragraph: In the case of major development on unallocated sites, <u>if the sequential test shows that it isn't possible to use an alternative site, the applicant will need to submit an additional exception test in line with national policy on Flood Risk Assessments.</u> wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly. Development will need to provide wider sustainability benefits to the community that clearly outweigh the flood risk.</p> <p>Add further wording to the last paragraph: All applications should reflect best practice and the Lead Local Flood Authority (LLFA) guidance, and any updated version (currently April 2017) providing the appropriate information required to assist in the determination of such application as issued by the LLFA. This includes the requirement to provide details of means of adoption and maintenance of the systems over the lifetime of the development at the pre-application stage. <u>In adherence with this guidance, drainage strategies must also consider the potential increase in the volume of run-off from a development as a result of increases in the area of impermeable surfaces. Although run-off rates may be restricted to equivalent greenfield rates, the duration over which the site could discharge at this rate is likely to increase.</u></p>		<p>Clarification of application of policy</p> <p>To reflect national policy guidance</p> <p>To ensure development proposals adequately address the potential increase in the volume of run-off.</p>	
SA Objective		L D N	++ + 0	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification

		-		
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	+	The policy requires new developments to mitigate any flood risk through design and the implementation of sustainable drainage systems.	The proposed main modifications add further reference to surface water run off. However, the modifications do not alter the sustainability appraisal.
	MT-LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	The policy specifically relates to flood risk rather than water quality.	The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	The policy requires all new development to have regard to flood risk and the need to incorporate surface water drainage into the design and development of the scheme. This scores positively against the sustainability appraisal objective.	The proposed main modifications add further reference to surface water run off. However, the modifications do not alter the sustainability appraisal.
	MT-LT	P		
7. Protect, conserve, enhance and	N/a	N/a		The proposed main modification would not

expand biodiversity and promote and conserve geodiversity.	N/a	N/a		have a significant effect.
8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The policy seeks to secure SuDS in line with the guidance set out by Norfolk County Council as the Lead Local Flood Authority to deal with sustainable drainage. SuDS can form part of the green infrastructure network.	The proposed main modification would not have a significant effect.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy requires all development to have regard to flood risk and to be suitably located in areas which will not place the development at risk of flooding.	The proposed main modification would not have a significant effect.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to	N/a	N/a		The proposed main modification would not

satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		have a significant effect.
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV09 Flood Risk & Surface Water Drainage																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	+	N/a	N/a	N/a	++	N/a	+	N/a	N/a	N/a								
Proposed MM effect (in bold and shaded if amended)	N/a	+	N/a	N/a	N/a	++	N/a	+	N/a	N/a	N/a								
Overall effect of Proposed Modification upon SA assessment	The proposed main modification adds further reference to surface water run off. This is a positive approach with regards to flood risk and water quality, but would not alter the previously assessed outcomes.																		

LOCAL PLAN POLICY: Policy ENV10 Renewable Energy Development			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM133	173	<p>Amend policy wording:</p> <p>Policy ENV 10 Renewable Energy Development</p> <p><u>The Council supports proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume and usability of energy generated outweigh any adverse impacts. Proposals will be considered having regard to the extent to which there are:</u></p> <ol style="list-style-type: none"> <u>1. adverse impacts on the local landscape, townscape or designated and un-non-designated heritage assets assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan , particularly listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens;</u> <u>2. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, flicker, glare or any other associated detrimental emissions, during construction, operation and decommissioning; and</u> <u>3. an irreversible loss of the highest quality agricultural land;</u> <u>4. cumulative impacts of renewable energy development on an area; and</u> 3. <u>5. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, assessed in line with Policies ENV 02 and ENV 03 in the plan.</u> <p><u>Proposals will be permitted where the impact is, or can be made, acceptable. Applications will be expected to demonstrate that any adverse impacts can be mitigated. Permission will be granted where there are no significant adverse impacts and effects or where any identified adverse effects and impacts are demonstrably outweighed by the benefits. Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the volume amount and usability of energy generated outweigh any adverse impacts.</u></p> <p>When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the</p>	<p>Yes – the proposed Main Modification would change the requirements of the policy.</p>

		<p>landscape; designated and non-statutory heritage assets.</p> <p>Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary the restoration of land, on the cessation of use.</p> <p><u>Solar Energy Development</u></p> <p><u>The effective use of land by focusing large scale solar farms on previously developed and non agricultural land, will be encouraged provided that it is not of high environmental value.</u></p> <p><u>Particular factors that the Council will need to consider where a proposal involves greenfield land include: the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land, where possible; and that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.</u></p> <p><u>Wind Energy Development</u></p> <p><u>Proposals for wind energy development will only be permitted if: the development site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p>		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of	D	0	Renewable energy can often require the	The proposed main modification adds greater

CAPITA

undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	ST-LT	P/T	use of undeveloped land for siting, particularly for schemes such as solar farms. In some instances the use of the land for a renewable scheme may be temporary, however this is not always the case. The policy may therefore have a negative impact against this sustainability objective.	emphasis on the avoidance of harmful environmental impacts, including loss of greenfield and high quality agricultural land. For this reason, the policy should be reassessed as "0" instead of "-".
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N	++	The policy supports the development of renewable energy schemes within the District, where there is no significant adverse effects. The policy scores positively against the sustainability objective.	The proposed modification makes explicit reference to 'supporting' and 'encouraging' new renewable energy and low carbon development with a specific reference to solar energy development that collectively contributes to the policy being considered as 'very positive' when measured against the objective and provides benefits not restricted to within the district but contributing to a wider national climate change programme.
	ST-LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The development of renewable energy schemes on undeveloped greenfield land has the potential to impact upon biodiversity and geodiversity within the	The proposed main modifications would not affect the protection afforded to biodiversity in the policy. There would be no significant effect to this SA objective.
	?	?		

			District. The policy does include a criteria around the assessment of effect on biodiversity. The precise impact upon this sustainability objective will depend on the sites location.	
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of renewable energy schemes has the potential to impact upon the landscape and townscape of the District. No specific reference is made within the policy to landscape and townscape character. The exact impact of a scheme will depend on the sites location, however regard should be had to the Landscape Character Assessment and the Settlement Fringe Study.	The proposed main modifications would not significantly affect the impact upon landscape and townscape, and so there would be no change to the previous assessment.
	?	?		
10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises both built heritage assets and also the environment. The development of renewable energy schemes has the potential to impact upon the historic environment of the District. The exact impact of a scheme will depend on the sites location.	The proposed main modifications would not significantly affect the impact upon the historic environment, and so there would be no change to the previous assessment.
	?	?		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy ENV10 Renewable Energy Development																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	N/a	N/a	+	N/a	?	N/a	?	?	N/a								
Proposed MM effect (in bold and shaded if amended)	0	N/a	N/a	N/a	++	N/a	?	N/a	?	?	N/a								
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would strengthen the policy and improve scoring against SA objectives 1, 5 and 19. The proposed main modification would also support the policy's aims with regards to landscape, townscape and the historic environment, but would not affect the previously assessed scores.																		

LOCAL PLAN POLICY: Policy EC 02 - Snetterton Heath					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM137	183	Remove first sentence of the policy All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy EC-03 General Employment Areas.		To avoid repetition	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		L	-	There is limited brownfield land available within the District. The allocation of employment land at Snetterton would require the use of greenfield land, and as such scores negatively against this criteria.	The proposed main modification would not have a significant effect.
		ST	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
		N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.		N/a	N/a	This would be dependent on the design of the buildings.	The proposed main modification would not affect the previously assessed outcome.
		N/a	N/a		

4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The removal of specific reference to criteria a-e of Policy EC03 would not affect the implementation of the Plan as a whole and therefore the proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The policy includes the requirement for employment development to include suitable landscaping to minimise impact.	The proposed main modification would not have a significant effect.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	The policy does not include any specific reference to the historic environment. This was considered in the Historic Character Assessment would be dealt with through other policies within the Local Plan.	The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	The policy seeks to provide 20ha of employment with guidance on different B uses within the site. The policy is designed to support a range of job types suitable for people seeking a variety of	The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

			work opportunities.	
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++		The proposed main modification would not have a significant effect.
	LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a	The policy seeks to provide 20ha of employment with guidance on different B uses within the site. The policy is designed to support a range of job types suitable for people seeking a variety of work opportunities.	The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	Snetterton is a major employment centre within Breckland, extension to the site will help to meet employment needs within the District and as such it score positively against this criteria.	The proposed main modification would not have a significant effect.
	LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++		The proposed main modification would not have a significant effect.
	LT	P		

LOCAL PLAN POLICY: Policy EC 02 - Snetterton Heath																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	0	N/a	N/a	N/a	N/a	N/a	++	N/a	N/a	++	++						
Proposed MM effect (in bold and shaded if amended)	-	N/a	0	N/a	N/a	N/a	N/a	N/a	++	N/a	N/a	++	++						
Overall effect of Proposed Modification upon SA assessment	In general, the proposed main modification is likely to have little effect.																		

LOCAL PLAN POLICY: Policy EC 03 General Employment Areas			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM140	195	<p>Sites that are identified as General Employment Areas, <u>employment allocations that have not been superseded by this Plan and proposed employment allocations in this Plan, as illustrated</u> on the Policies Map will be protected for employment use.</p> <p>Proposals to accommodate new employment development (B1, B2 and B8 uses) will be permitted on General Employment Areas where the following criteria apply:</p> <ol style="list-style-type: none"> 1. It is not a town centre use¹, unless the location is sequentially preferable and need has been demonstrated; 2. It will not undermine the function of the wider employment area; 3. The scale, bulk and appearance of the development is compatible with the character of its surroundings; 4. There is no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and 5. The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highways network. <p>Proposals for mixed-use development in identified employment areas will be supported provided that they:</p> <ul style="list-style-type: none"> • incorporate a significant employment element (<u>B1, B2 and B8 uses</u>); • Are compatible with existing employment uses; • support the improvement of an employment area that is in need of upgrading; <u>and</u> • <u>are compatible and</u> Do not constrain the operations of adjoining businesses; and • Are capable of reinstatement for business and industrial use. <p><u>Where the site is considered as having no reasonable prospect of coming into use justification would be needed as to whether the site no longer suitable, available and/or economically viable, including evidence of appropriate marketing and future market demand.</u></p> <p>¹ unless it is a proposal for mixed use development</p>	To reflect the findings of the General Employment Area Topic Paper

SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	0	Restricting development on employment sites for non-employment uses may put some pressure on the release of undeveloped and agricultural land for development.	The proposed main modification would not have a significant effect.
	LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	D	-	Restricting development on employment sites for non-employment uses may be detrimental to the provision of facilities and services in settlements.	The proposed main modification would not have a significant effect.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to	D	-	Restricting development on	The proposed main modification would not have a

CAPITA

affordable, decent and appropriate housing that meets their needs.	MT	P	employment sites for non-employment uses could result in vacant under used land which could be used to provide homes for the population.	significant effect.
17. Increase the vitality and viability of existing town centres.	D	+	Restricting development on employment sites for non-employment uses will result in less out-of-town retail units, thus improving the vitality and viability of town centres.	The inclusion of footnote 1 would support some mixed use development in employment areas. However, the policy includes criteria to ensure the effect on town centres would not be negative. The policy continues to support town centres.
	ST-LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	Protecting employment sites allows for enhancement of employment opportunities and greater accessibility to employment.	The proposed main modification would allow for the policy to continue to protect and enhance employment uses. The previous assessment outcome should remain.
	ST-LT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	Providing and protecting areas from employment use will ensure there is appropriate areas of accessible land available to improve efficiency, competitiveness and adaptability of the local economy.	The proposed main modification would not have a significant effect and continues to support the objective.
	ST-LT	P		

LOCAL PLAN POLICY: Policy EC 03 General Employment Areas																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	0	N/a	-	N/a	-	+	++	++											
Proposed MM effect (in bold and shaded if amended)	0	N/a	-	N/a	-	+	++	++											
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect.																		

LOCAL PLAN POLICY: Policy EC04 Employment Development Outside of General Employment Areas					
Mod Ref	Page Number	Text with proposed Modification			Reason for Change
MM141	197	<p>Add additional new subtitle and text at the end of Policy EC04:</p> <p><u>Existing Employment (Outside General Employment Areas, employment allocations that have not been superseded and proposed employment allocations)</u></p> <p><u>Employment uses in locations outside of those outlined in Policy EC 03 are considered important to the economy, particularly those in rural areas. Proposals that will result in a permanent loss of employment uses with no alternative proposed will be considered on their own merits. The loss will be weighed in the planning balance, taking into account factors such as the long term sustainability of the location, individual site constraints and the existing and potential market demand for employment uses.</u></p>			To provide further protection to employment uses that do not site within a General Employment Area or a proposed or not superseded allocation.
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		ST MT LT	P T	Option could result in limited loss of undeveloped and agricultural land particularly in the case of industries related to agriculture and forestry.	The proposed main modification would not have a significant effect.
		L	-		
		MT-LT	P		

2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	0/-	Employment development in remote countryside locations could result in employees having to travel long distances to work.	The proposed main modification would not have a significant effect.
	MT-LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	Limited loss of undeveloped land could result in a detrimental effect on biodiversity	The proposed main modification would not have a significant effect.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	-	B class use outside of General Employment Areas could have a detrimental affect on the townscape and landscape.	The proposed main modification relates to the protection of existing employment uses from loss. This would not have a significant effect with regards to this SA objective.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic	L	-	B class use outside of General Employment Areas could have a	The proposed main modification relates to the protection of existing employment uses from loss. This would not
	ST-LT	P		

environment.			detrimental affect on the townscape and landscape, including the historic environment.	have a significant effect with regards to this SA objective.
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+		The proposed main modification offers further protection to employment areas outside of allocations, some of which lie in the rural areas. Protecting these areas helps to address rural inequalities. Previously it was judged that there would be no effect, however, due to the proposed main modification, a positive score has been added.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	++	Option allows flexibility for the location of employment use where there is an identified need, thus creating employment opportunities to meet the needs of the local population.	The proposed main modification offers further protection to employment areas outside of allocations, supporting the previously assessed highly positive outcome.
	ST-LT	P		
19. Improve the efficiency, competitiveness and	L	++	Option allows for diverse rural economy by allowing for employment	The proposed main modification offers further protection to employment areas outside of allocations, supporting
	ST-LT	P		

<p>adaptability of the local economy.</p>		<p>development in the countryside which supports agriculture and forestry. The option allows a level of flexibility to ensure economic development is not overly restricted by lack of appropriately located, available land.</p>	<p>the previously assessed highly positive outcome.</p>
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LOCAL PLAN POLICY: Policy EC04 Employment Development Outside of General Employment Areas																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++
Proposed MM effect (in bold and shaded if amended)	-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	-	N/a	N/a	N/a	N/a	+	N/a	N/a	++	++
Overall effect of Proposed Modification upon SA assessment	The proposed main modification offers further protection to employment areas outside of allocations; this would support the previously assessed highly positive outcomes against economic SA objectives. It is also considered that the proposed main modification would assist in addressing rural inequalities and so has been scored positively against SA objective 15.																		

LOCAL PLAN POLICY: Policy EC 05 - Town Centre and Retail Strategy																																			
Mod Ref	Page Number	Text with proposed Modification			Reason for Change																														
MM143	201	<p>Replace figures in table:</p> <table border="1"> <thead> <tr> <th>Town</th> <th>Hierarchy</th> <th>Convenience Requirement (net sq m)</th> <th>Comparison Requirement (net sq m)</th> <th>Food and beverage (gross sq m)</th> </tr> </thead> <tbody> <tr> <td>Thetford</td> <td>Key Centre</td> <td>862 1,509</td> <td>3669 2,986</td> <td>925 757</td> </tr> <tr> <td>Dereham</td> <td>Main centre</td> <td>1950 839</td> <td>5220 4,793</td> <td>849</td> </tr> <tr> <td>Attleborough</td> <td>Medium town centre</td> <td>1025 578</td> <td>1242 1,016</td> <td>820</td> </tr> <tr> <td>Swaffham</td> <td>Medium town centre</td> <td>0</td> <td>804 737</td> <td>220</td> </tr> <tr> <td>Watton</td> <td>Medium town centre</td> <td>491 514</td> <td>1172 1,048</td> <td>181</td> </tr> </tbody> </table> <p>Amend wording of second to last paragraph of policy:</p> <p><u>For the Key Settlements of Attleborough and Thetford, a significant proportion of the retail need for the plan period will be met through development of small scale service provision in the Strategic Urban Extensions to serve the expanded communities. Retail proposals for the Strategic Urban Extensions in Thetford and Attleborough will be supported where they seek to deliver up to 2,400 sq m gross floorspace A1-A5 use in Thetford and up to 1,900 sq m gross floorspace A1-A5 use in Attleborough in a local parade format, which has been informed by the Breckland Retail and Town Centre Study. Proposals should be...</u></p>			Town	Hierarchy	Convenience Requirement (net sq m)	Comparison Requirement (net sq m)	Food and beverage (gross sq m)	Thetford	Key Centre	862 1,509	3669 2,986	925 757	Dereham	Main centre	1950 839	5220 4,793	849	Attleborough	Medium town centre	1025 578	1242 1,016	820	Swaffham	Medium town centre	0	804 737	220	Watton	Medium town centre	491 514	1172 1,048	181	<p>To reflect corrected and updated evidence - Breckland Retail and Town Centre Study Second Addendum (May 2018) LP/ER/3AA</p> <p>Clarification of policy requirements</p>
Town	Hierarchy	Convenience Requirement (net sq m)	Comparison Requirement (net sq m)	Food and beverage (gross sq m)																															
Thetford	Key Centre	862 1,509	3669 2,986	925 757																															
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Swaffham	Medium town centre	0	804 737	220																															
Watton	Medium town centre	491 514	1172 1,048	181																															
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification																														
		ST MT	P T																																

	LT			
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0	Policy relates to existing town centres	The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	0		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	Compatibility with this objective will be determined at the planning application stage.	The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	D	+	The supports the development of town centre uses within the Districts town centres. This is compatible with the aims of the objective as these are more accessible locations by means other than single occupancy car.	The proposed modification further clarifies the policy but does not change the previous assessment other than the positive effects of the policy would not just be for the medium term but cover the short to long term.
	ST - LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The policy allocates retail floorspace across the District, including to Thetford. Whilst the level of growth can be accommodated within the town, any new development will need to have regard to the town centres location at the confluence of the Rivers Thet and Little Ouse and the Strategic Flood Risk Assessment. No specific reference is made to	The proposed main modification would not have a significant effect.
	ST	P		

			this within either the policy or the reasoned justification.	
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Direct enhancements to the townscape are not included within the policy. However, the retail and town centre strategy states that applications should deliver improvements to the built environment.	The proposed main modification would not have a significant effect.
	MT	P		
10. Conserve and where appropriate enhance the historic environment.	L	-	No specific mention to the historic environment is provided within the policy	The proposed main modification would not have a significant effect.
	ST	P		
11. Improve the health and well being of the population.	L	+	The policy supports the location of retail facilities within accessible locations, including through new pedestrian and cycle links.	The proposed main modification would not have a significant effect.
	MT	P		
12. Reduce and prevent crime	N/a	N/a	This will be determined at the planning application stage	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy allows for new retail floorspace within the town centres in accordance with the Retail and Town Centre Strategy. This will improve access to key services and as such scores well against the sustainability objective.	The proposed main modification would not have a significant effect.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy supports the development of town centre uses within accessible locations which is compatible with the objective.	The proposed main modification would not have a significant effect.
	MT	P		
16. Ensure all groups have access	N/a	N/a		The proposed main modification would not

to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		have a significant effect.
17. Increase the vitality and viability of existing town centres.	L	++	The policy reflects the findings of the Retail and Town Centre Study. Increases in floorspace within the town centre and lower impact assessment thresholds will improve the vitality and viability of the town centre.	The proposed main modification would not change the previous score of the policy against this objective even though the floorspace figures have been amended. It is considered the policy still promotes the vitality and viability of the centres. The policy outlines the amount of land required to support the town centres and the Key Settlements that will provide for the needs of the local community.
	ST	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	+	The policy allows for an increase in retail and town centre floorspace across the A use class in accordance with the findings of the Retail and Town Centre study.	The proposed main modification supports the previous assessment outcomes.
	MT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	The policy does not directly allocate land for business development, however it is supportive of new floorspace within the town centre.	The proposed main modification would not change the previous score of the policy against this objective even though the floorspace figures have been amended. It is considered the policy still promotes the vitality and viability of the centres that supports the competitiveness and adaptability of the local economy. The policy outlines the amount of land required to support the town centres and the Key Settlements.
	MT	P		

LOCAL PLAN POLICY: Policy EC 05 - Town Centre and Retail Strategy																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	0	0	N/a	N/a	+	0	N/a	N/a	+	-	+	N/a	N/a	++	+	N/a	++	+	+
Proposed MM effect (in bold and shaded if amended)	0	0	N/a	N/a	+	0	N/a	N/a	+	-	+	N/a	N/a	++	+	N/a	++	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect upon the previously assessed outcomes.																		

LOCAL PLAN POLICY: Policy EC 07 Tourism Related Development			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM144	210	<p>Revise policy wording as follows:</p> <p>Policy EC07 Tourism Related Development</p> <p>The creation, enhancement and expansion of <u>existing</u> tourism attractions, and tourism infrastructure will be supported in accordance with the development strategy where this would enhance the existing tourism offer, benefit the local economy; the environment and infrastructure can accommodate the visitor impact; and <u>proposals would</u> be of a suitable scale and type for its<u>their</u> location.</p> <p>Development of an appropriate scale should be located where the environment and infrastructure can accommodate the visitor impact. Where a proposal is not readily accessible by public transport, then it will be supported where it relies on a specific geographical resource or contributions are made to improve accessibility.</p> <p><u>Proposals for new tourism related development</u> Leisure, tourism and cultural development proposals and visitor accommodation attracting a significant number of visitors should be located within, or be accessible to the five market towns. Smaller development proposals <u>involving new tourism related development</u> should be of a suitable scale and type to protect the character of the townscape and landscape within which they are situated.</p> <p><u>All</u> Development proposals will be assessed against the extent to which they meet the following criteria:</p> <ul style="list-style-type: none"> Support the vitality and enhance the role of the market towns as tourist and leisure destinations through encouraging greater visitor numbers; Bring regeneration benefits, particularly through the redevelopment of brownfield land; Are accessible by sustainable modes of transport and / or are in close proximity to existing visitor attractions or <u>where a proposal is not readily accessible by sustainable modes of transport, it can be demonstrated that the development relies on a specific geographical resource or contributions are made to improve accessibility;</u> Offer the potential to improve access to rights of way, and/or green infrastructure; and <u>In the case of proposals in the countryside, demonstrate the need for a rural location for that development.</u> Support agricultural diversification of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses. <p>Particular emphasis is placed on improving the quality of existing visitor accommodation/ attractions and the need to broaden the range of accommodation and attractions provided.</p>	To ensure that there is a distinction between new tourism proposals and tourist destinations that already exist.

		Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise, or be well related to, existing rural buildings.		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The policy allows for tourist related development across the district, whilst the focus for major schemes is on the market towns, smaller scale development is acceptable across the district subject to scale and type. Whilst, the effect on this objective will be dependent on the particular site, due to the limited quantum of brownfield land across the District it is likely that most development will occur on undeveloped land.	The proposed main modification would not have a significant effect.
	ST-LT	P		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.	The proposed main modification would not have a significant effect.
	LT	P		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.	The proposed main modification would not have a significant effect.
	LT	P		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	0	The preferred direction allows for smaller scale tourism development across the district. This may lead to development in areas without public transport access and as such lead to reliance on the private car. The impact	The proposed modification adds greater consideration to accessibility and impact upon the environment. The score is
	MT	P		

			upon air pollution likely to be minimal.	therefore amended from 0/- to 0.
6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The effect of this objective will be dependent on the particular site selected, as such the impact is unclear at present but should be dealt with during the planning application stage.	The proposed main modification would not have a significant effect.
	?	?		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and rural areas with known biodiversity value such as Thetford Forest or the river valleys.	The policy would continue to consider the impact upon the environment. The proposed Main Modification would not have a significant effect that would alter the previously assessed outcome.
	?	?		
8. Protect, enhance and increase Green Infrastructure in the District.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and rural areas with known biodiversity value such as Thetford Forest or the river valleys.	The policy would continue to consider the impact upon green infrastructure. The proposed Main Modification would not have a significant effect that would alter the previously assessed outcome.
	?	?		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The effect on this objective will be dependent on the particular site selected. The impact will need to be carefully considered given the dependency between a successful tourist economy and an attractive landscape and built environment.	The policy would continue to consider the impact upon the environment. The proposed Main Modification would not have a significant effect that would alter the previously assessed outcome.
	?	?		
10. Conserve and where appropriate enhance the historic environment.	?	?	The impact on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and heritage, including e historic environment.	The policy would continue to consider the impact upon the environment. The proposed Main Modification would not have a significant effect that would alter the previously assessed outcome.
	?	?		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	D	+	The policy seeks to promote larger scale development within or close to town centres as sustainable locations from which to explore Breckland. This scores good compatibility with this objective.	The proposed modification supports new development attracting a significant number of visitors should be within or be accessible to the five market towns and therefore this policy would have a positive effect against this objective.
	ST-LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	++	The policy supports the development of new tourist facilities and accommodation within the District. Tourism is a key employment sector within Breckland and as such the policy scores well against this objective.	The proposed modification seeks to clarify proposals for new tourism development and those that are existing. The policy still has a positive effect when considered against the objective.
	ST	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	++	Tourism and tourist related employment is a key sector within Breckland's economy. The policy supports the sustainable development of tourist facilities within the District. The preferred direction supports smaller scale tourism development across the district.	The proposed modification seeks to clarify proposals for new tourism development and those that are existing. The policy still has a positive effect when considered against the objective and the additional clarification helps support development
	ST	P		

proposals that relies on a specific geographic resource and or a countryside location.

LOCAL PLAN POLICY: Policy EC 07 Tourism Related Development																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	--	0	0	N/a	0/-	?	?	?	?	?	N/a	N/a	N/a	N/a	N/a	N/a	+	++	++
Proposed MM effect (in bold and shaded if amended)	--	0	0	N/a	0	?	?	?	?	?	N/a	N/a	N/a	N/a	N/a	N/a	+	++	++
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would support the previously assessed outcomes in the main. SA objective 5 has been amended from a 0/- score to 0 due to the greater emphasis the policy would have on the environment and accessibility, and the effect this would have on pollution and air quality.																		

LOCAL PLAN POLICY: Policy COM 01 Design					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM146	214	<p>Revise the text after criteria O to state the following:</p> <p>Development that does not fully address the values of the design principles of the criteria above or the design issues outlined above will not be acceptable <u>permitted</u>.</p> <p>All development proposals should respond to current best practice and demonstrate that they are in general conformity with the design principles set out in established urban design guidance, any subsequently produced design guidance Supplementary Planning Document adopted by the Council or other design guidance endorsed by the Council and/or through neighbourhood planning.</p> <p>In some cases the Council will request the involvement of a developer funded Design Review, <u>subject to viability</u>.</p>		<p>To provide additional clarity to the policy.</p> <p>The policy has also been amended to include reference to viability in relation to Design Reviews.</p>	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for		ST MT LT	P T		The proposed main modification would not have a significant effect.
		N/a	N/a		
		N/a	N/a		

the future generations.				
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	The most obvious effects of good design is the contribution that is made to the townscape and landscape of places. The effective application of good design principles should result in a particular compatibility with this sustainability objective.	The proposed Main Modification would potentially remove the requirement for Design Review. Whilst this could result in some proposals being subject to less scrutiny, which may be a missed opportunity for design of the very highest quality, these occasions are likely to be rare and overall the policy remains highly positive in its approach.
	ST-LT	P		

10. Conserve and where appropriate enhance the historic environment.	D	++	Good design should take into account the setting of the area and the local character. The application of the good design policy should result in a particular compatibility with this sustainability objective.	The proposed Main Modification would potentially remove the requirement for Design Review. Whilst this could result in some proposals being subject to less scrutiny, which may be a missed opportunity for design of the very highest quality, these occasions are likely to be rare and overall the policy remains highly positive in its approach.
	ST-LT	P		
11. Improve the health and well being of the population.	D	+	Well designed development should incorporate open space and/or create good accessibility links. It should also incorporate features that promote a choice of transport, including walking or cycling. This may contribute to the improvement of the health and well being of the population.	The proposed main modification would not have a significant effect.
	ST-LT	P		
12. Reduce and prevent crime	D	++	The policy incorporates crime prevention as one of the principles of good design. This can be through both the prevention of crime and the prevention of the fear of crime.	The proposed main modification would not have a significant effect.
	ST-LT	P		
13. Improve the quality and quantity of publicly accessible open space.	D	+	Well designed development should integrate any element of open space, or forge links to existing open space as far as is practicable.	The proposed main modification would not have a significant effect.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	Well designed housing should incorporate an appropriate mix of house types and should be designed in such a way as to be capable of adaptation to meet the changing needs of its occupiers. There are risks that very high standards of design confer additional costs to the developer, in terms of money and time, and	The proposed main modification adds that a Design Review should be subject to viability. This would go some way to avoiding market uncertainty in the delivery of housing. This however would not result in a significant difference when considering the effects of the policy as a whole and so, on balance, the positive
	ST-LT	P		

			this may impact upon the market attractiveness of sites and therefore the delivery of housing.	assessment should remain.
17. Increase the vitality and viability of existing town centres.	D	+	Well designed buildings, spaces and transportation routes will contribute to the creation of an attractive environment that people will want to use. This will help to create vital and viable town centres.	The proposed main modification would not have a significant effect.
	ST-LT	P		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Well designed buildings, spaces and transportation routes will contribute to the creation of an attractive and well functioning environment that people will want to use and invest in.	The proposed main modification would not have a significant effect.
	ST-LT	P	Therefore well designed places will help to contribute to the competitiveness of the economy. Buildings designed to be adaptable will build in adaptability which should help the reactivity of the economy by ensuring that buildings are suitable for a number of purposes. There are risks that very high standards of design confer additional costs to the developer, and this may impact upon the attractiveness of sites and therefore the delivery of employment development.	

LOCAL PLAN POLICY: Policy COM 01 Design																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	+	++	+	N/a	N/a	+	+	N/a	+
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	+	++	+	N/a	N/a	+	+	N/a	+
Overall effect of Proposed Modification upon SA assessment	The proposed Main Modification would potentially remove the requirement for Design Review. Whilst this could result in some proposals being subject to less scrutiny, which may be a missed opportunity for design of the very highest quality, these occasions are likely to be rare and the previously assessed outcomes should remain.																		

LOCAL PLAN POLICY: Policy COM 02 - Healthy Lifestyles			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM147	218	<p>Revise Policy COM02 as follows:</p> <p>All new development (excluding minor applications) will be expected to demonstrate that appropriate steps have been taken through its design and construction and implementation to avoid or mitigate potential negative effects on the health of the population; facilitate enhanced health and well being through the provision of conditions supportive of good physical and mental health (such as enabling physical activity); and reduce, where possible, disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</p> <p><u>New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on the health of the population and facilitate enhanced health and well-being through the provision of conditions supportive of good physical and mental health. Where possible, new development should also seek to reduce disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.</u></p> <p>Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.</p> <p>Developers will be expected to <u>demonstrate the above, through the following complete and submit the following with planning applications:</u></p> <ul style="list-style-type: none"> i. <u>A Health Impact Assessment for large and complex proposals where the Council consider there are likely to be clear health implications from the proposal;</u> ii. A Healthy Urban Planning Checklist for developments of 5 dwellings/1,000m2 <u>of non-residential development</u> or more. iii. An assessment of the likely impact of the development on air quality, for developments of 5 dwellings/1,000m2 <u>of non-residential development</u> or more, in or impacting on areas identified as 'at risk' of exceeding air quality objectives. 	<p>To add clarity for when health impact assessments and healthy urban planning checklists will be required.</p>

		All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017)		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	++	The policy requires all new developments to consider health impacts through design and construction. This would include access to services and facilities by means other than single occupancy car.	The proposed main modification further strengthens the policy against the objective. The 'negative effects on the health of the population' are not listed in the main modification, but when considered against the objective to reduce localised air
	ST - LT	P		

				pollution, this policy has short to long term positive effects that are not only positive but very positive and hence the change in scoring.
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The policy requires new development to consider the health impact through the design and construction phase. The landscape and townscape of a development can have a significant health impact.	The proposed main modification would not have a significant effect.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	+	The policy requires new development to consider the health impact through the design and construction phase. The landscape and townscape of a development can have a significant health impact.	The proposed main modification would not have a significant effect.
	ST-LT	P		
11. Improve the health and well being of the population.	D	++	The policy requires all new development to consider health impacts from the initial design phase and as such score positively against the sustainability objective.	The proposed main modifications add clarity to the policy rather than changing the priorities; therefore, there is no significant changes to the sustainability of the policy.
	ST-LT	P		
12. Reduce and prevent crime	N/a	N/a	Compatibility with the objective will occur through the planning application stage.	The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	All new developments should provide open space. As part of the application proposal developments will now need to consider impact upon health, which includes access to open space.	The proposed main modification would not have a significant effect.
	ST	P		
14. Improve the quality, range and accessibility of essential services and	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

facilities.				
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy requires new development to have regard to health impacts, particularly in regards to economic, environmental and social conditions. This should help to redress inequalities within the district.	The proposed main modifications add clarity to the policy rather than changing the priorities; therefore, there is no significant changes to the sustainability of the policy.
	ST-LT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy requires new development to have regard to health impacts, particularly in regards to economic, environmental and social conditions. This should help to redress inequalities within the district.	The proposed main modifications add clarity to the policy rather than changing the priorities; therefore, there is no significant change to the sustainability of the policy.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy COM 02 - Healthy Lifestyles																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	+	+	++	N/a	+	N/a	+	+	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	++	N/a	N/a	N/a	+	+	++	N/a	+	N/a	+	+	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect in the main, but would improve the score against SA objective 5 regarding air pollution.																		

LOCAL PLAN POLICY: Policy COM 04 - Community Facilities				
Mod Ref	Page Number	Text with proposed Modification		Reason for Change
MM151	221	<p>Revise the policy as follows:</p> <p>Proposals for the provision and retention of community facilities will be supported.</p> <p>The creation, enhancement and expansion of community facilities will be supported in accordance with the development strategy where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations in close proximity to the area that they will serve. Proposals, including change of use (outside permitted development rights), which result in the loss of local community buildings (most recently used for this purpose where the use has ceased), will not be permitted unless:</p> <p>It can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following appropriate marketing; and or</p> <p>An equivalent facility in terms of quality is provided to serve the same community in an accessible location. or;</p> <p>An appropriate alternative community facility to meet local needs is not required or likely to be viable, as demonstrated by evidence submitted by the applicant.</p> <p>Where new development increases the demand for community facilities, the Council may require a developer contribution to improve the qualitative and quantitative offer of the existing facilities.</p> <p><u>All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the Indoor Sport and Built Sports and Recreational Facilities Study (2017).</u></p>		To add clarity to the policy
SA Objective		L D N ST MT LT	++ + O - -- P T	Assessment of policy against SA objective – Publication version Effect of proposed Main Modification

CAPITA

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	L	+	Protection of key local services reduces peoples need to travel long distances, thus lowering carbon dioxide emissions.	The proposed main modification would not have a significant effect.
	LT	P		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

CAPITA

11. Improve the health and well being of the population.	L	?	Reducing peoples need to travel by protecting key local services could improve the well being of the local population	The proposed main modifications add clarity to the policy rather than changing the priorities, therefore, there is no significant change to the sustainability of the policy.
	MT	P		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
14. Improve the quality, range and accessibility of essential services and facilities.	L	++	Protection of local services ensures everyone has access to key local services and facilities	The proposed main modification would not have a significant effect.
	MT	P		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+	Protection of local services ensures everyone has reasonably easy access to the services that they need.	The proposed main modifications add clarity to the policy rather than changing the priorities, therefore, there is no significant change to the sustainability of the policy.
	MT	P		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy COM 04 - Community Facilities																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	++	+	N/a	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	++	+	N/a	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	No significant effects are envisaged in response to the proposed main modification.																		

LOCAL PLAN POLICY: Policy INF 01 - Telecommunications					
Mod Ref	Page Number	Text with proposed Modification			Reason for Change
MM152	222	Add additional wording to first bullet point: The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that: •The installation and any associated apparatus is sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, <u>the historic environment</u> and the character and appearance of the area where it would be sited;			To ensure due regard is made to the impact of telecommunications development on the historic environment
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
		ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.		?	?	The technical requirements of some telecommunications infrastructure will dictate that they will need to be located in the countryside. However, locally defined criteria should ensure that this is a last resort, and that all visual impacts will be minimised.	The proposed main modification would not have a significant effect.
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.		N/a	N/a		The proposed main modification would not have a significant effect.
3. Ensure the sustainable reuse of		N/a	N/a		The proposed main modification would not

water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		have a significant effect.
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	-	No specific reference is made to the protection of biodiversity or geodiversity within the policy, instead the policy relies on visual impact.	The proposed main modification would not have a significant effect.
	ST-LT	P		
8. Protect, enhance and increase Green Infrastructure in the District.	N	-	No specific reference is made to the protection of biodiversity or geodiversity (including green infrastructure) within the policy, instead the policy relies on visual impact.	The proposed main modification would not have a significant effect.
	ST-LT	P		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	+	The policy includes a locally defined criteria around avoidance of sites with an unacceptable impact on visual or residential amenity. This provides compatibility with this sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
10. Conserve and where appropriate enhance the historic environment.	D	+	The policy includes a locally defined criteria around avoidance of sites with an unacceptable impact on the historic environment. This provides compatibility with this sustainability objective.	The proposed main modification makes explicit reference to the historic environment. Whilst this is a positive amendment with regards to this SA objective, it would not result in a change to the previously assessed outcome.
	ST-LT	P		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity	N/a	N/a		The proposed main modification would not

CAPITA

of publicly accessible open space.	N/a	N/a		have a significant effect.
14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	A good telecommunication network is essential to the development of the local economy, and therefore is important to this sustainability objective.	The proposed main modification would not have a significant effect.
	MT	P		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	A good telecommunication network is essential to the development of the local economy, and therefore is important to this sustainability objective.	The proposed main modification would not have a significant effect.
	MT	P		

LOCAL PLAN POLICY: Policy INF 01 - Telecommunications																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	?	N/a	N/a	N/a	N/a	N/a	-	-	+	+	N/a	+	+						
Proposed MM effect (in bold and shaded if amended)	?	N/a	N/a	N/a	N/a	N/a	-	-	+	+	N/a	+	+						
Overall effect of Proposed Modification upon SA assessment	The proposed main modification adds a reference about the historic environment. This is positive but would not alter the previously assessed positive outcome.																		

LOCAL PLAN POLICY: Policy INF 02 - Developer Contributions			
Mod Ref	Page Number	Text with proposed Modification	Reason for Change
MM153	224	<p>Amend first paragraph of policy as follows: The Council will secure site specific developer contributions <u>for developments of 11 or more dwellings (which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)), excluding rural exception sites</u>, in order to properly service, manage and mitigate the impact of development, <u>subject to viability</u>, which...</p> <p>Amend policy clause 4: 4. Pedestrian and highway safety improvements necessary to <u>mitigate the impact of development on the wider highway network and to secure satisfactory access to the development</u>;</p> <p>Policy INF 02, delete policy clause 8, add new wording at the end of the policy:</p> <p>Details of significant infrastructure requirements are identified within the Council's Infrastructure Delivery Plan. Developer contributions will be required to secure infrastructure which is necessary to ensure: ... 7. The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUD's, waste management) <u>and, where necessary their maintenance; and</u> 8. Where appropriate, in order that the delivery is integrated with development phasing to ensure timely provision and commuted payments will secure necessary future maintenance; and 9. The delivery of any other infrastructure requirements in a made Neighbourhood Plan.</p>	<p>For additional clarity in the policy and for consistency with national policy (particularly paragraph 173 of the NPPF)</p> <p>Clarify obligations also must mitigate the impact of development on the wider highway network</p> <p>To provide clarification that phasing of development should align with the provision of infrastructure.</p>

		<p>The delivery of development will need to align with the provision of infrastructure. As such, development may require to be phased to ensure the provision of infrastructure in a timely manner. Planning obligations may be used to secure the phasing arrangement. Commuted payments will be sought to secure the necessary future maintenance of infrastructure.</p>		
SA Objective	L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
	ST MT LT	P T		
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
4. Minimise the production of waste and support the recycling of waste.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
5. Reduce contributions to climate change and localised air pollution.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
6. To adapt to climate change and	N/a	N/a		The proposed main modification would not have

avoid, reduce and manage flood risk.	N/a	N/a		a significant effect.
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
10. Conserve and where appropriate enhance the historic environment.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
11. Improve the health and well being of the population.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
12. Reduce and prevent crime	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
13. Improve the quality and quantity of publicly accessible open space.	D	+	All new development is required to contribute towards open space. This will need to be secured through a planning obligation to ensure it comes forward. As such a policy setting out the requirements for developer contributions scores positively against this sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Where a new development requires the provision of infrastructure including essential facilities such as schools to make it acceptable in planning terms a planning obligation will be required to secure this. As such a policy setting out the requirements for developer contributions scores positively against this sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
15. Redress inequalities related to	N/a	N/a		The proposed main modification would not have

CAPITA

age, gender, disability, race, faith, location and income.	N/a	N/a		a significant effect.
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	Affordable housing will need to be secured through a planning obligation to ensure it comes forward. As such a policy setting out the requirements for developer contributions scores positively against this sustainability objective.	The proposed main modification would not have a significant effect.
	ST-LT	P		
17. Increase the vitality and viability of existing town centres.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a		The proposed main modification would not have a significant effect.
	N/a	N/a		

LOCAL PLAN POLICY: Policy INF 02 - Developer Contributions																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a
Proposed MM effect (in bold and shaded if amended)	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would not have a significant effect.																		

LOCAL PLAN POLICY: INF 03: Local Plan Policy Review					
Mod Ref	Page Number	Text with proposed Modification		Reason for Change	
MM155	226	<p><u>Policy INF 03: Local Plan Policy Review</u></p> <p><u>The Council will undertake an immediate partial review of the Plan, with regard to the following matters:</u></p> <p><u>1.Policy HOU 01 Development Requirements (minimum): To consider housing need and the subsequent strategy for meeting the identified need.</u></p> <p><u>2.Policy HOU 08 Gypsy and Travellers: To consider the needs of non-travelling gypsy and travellers and identify suitable provision to meet such a need.</u></p> <p><u>3.Policy HOU 10 Technical Design Standards for New Homes: To consider the accessibility of homes standards.</u></p> <p><u>4.Policy EC 01 Economic Development: To consider the effect of the dualling of the A47 on the Plan's economic strategy.</u></p> <p><u>The partial review of the Plan will be submitted for examination 3 years after the date of adoption of this Plan or by June 2022, whichever is soonest. In the event that the review is not submitted for examination by this time, then the Council's policies that relate to the supply of housing, economic development and gypsy and travellers will be deemed to be out-of-date.</u></p>		To allow for review of the Plan.	
SA Objective		L D N	++ + 0 - --	Assessment of policy against SA objective – Publication version	Effect of proposed Main Modification
1. Minimise the irreversible loss of undeveloped land and productive		ST MT LT	P T	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.

agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	n/a	n/a		
2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
4. Minimise the production of waste and support the recycling of waste.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
5. Reduce contributions to climate change and localised air pollution.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
6. To adapt to climate change and avoid, reduce and manage flood risk.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
8. Protect, enhance and increase Green Infrastructure in the District.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
9. Maintain, enhance and preserve the	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant

CAPITA

distinctiveness, diversity and quality of landscape and townscape character.	n/a	n/a		effect upon this SA objective.
10. Conserve and where appropriate enhance the historic environment.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
11. Improve the health and well being of the population.	D	+	n/a - proposed new policy	The proposed new policy would ensure a prompt review of policy HOU 10 Technical Housing Standards. This could result in changes being made to the policy that would be positive for health and wellbeing. The proposed new policy is positive in respect of this SA objective.
	ST-LT	T		
12. Reduce and prevent crime	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
13. Improve the quality and quantity of publicly accessible open space.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
14. Improve the quality, range and accessibility of essential services and facilities.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
16. Ensure all groups have access to affordable, decent and appropriate	D	+	n/a - proposed new policy	The proposed new policy would ensure that the delivery of the correct amount and types of housing

housing that meets their needs.	ST-LT	T		including the needs of non-travelling gypsy and travelers, and would be reviewed and identified needs are met. The proposed new policy is positive in respect of this SA objective.
17. Increase the vitality and viability of existing town centres.	n/a	n/a	n/a - proposed new policy	The proposed new policy would not have a significant effect upon this SA objective.
	n/a	n/a		
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	n/a - proposed new policy	The proposed new policy ensures that housing delivery and economic development is taking place as required, and if not, a new strategy adopted. The proposed new policy is positive in respect of this SA objective.
	ST-LT	T		
19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	n/a - proposed new policy	The proposed new policy refers to the role of policy EC01 to consider the effect of dualling the A47 on the Plan's economic strategy and this is a proactive policy that will be able to respond to changing economic situation and improve the adaptability of the local economy. The assessment of the policy against the objective would have a temporary positive effect across the district in the short to medium term.
	ST-MT	T		

LOCAL PLAN POLICY: INF 03: Local Plan Policy Review																			
SA Summary																			
	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Publication version	PROPOSED NEW POLICY – NO PREVIOUS ASSESSMENT																		
Proposed MM effect	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	+	n/a	+	+
Overall effect of Proposed Modification upon SA assessment	The proposed main modification would require for a Local Plan review to be submitted for examination by June 2022 or within 3 years of adoption of this plan, with regards to policies HOU 01, HOU 08, HOU 10 and EC 01. This is considered a positive approach with regards to the relevant SA objectives (11, 16, 18 and 19) but otherwise no significant effect is envisaged.																		