



Breckland Local Plan

Approach to the Selection of Allocations

Introduction

The purpose of this paper is to provide an over view to explain the methodology that sets out the approach the Council will follow in order to identify proposed housing allocations within the preferred options document.

The NPPF states that the Local Plan should **“allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate”**. Elsewhere, it states that:

- The Local Plan should set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework;
- Allocate a range of suitable sites to meet the scale and type of...residential development needed in town centres; and
- The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test.

The NPPG states (paragraph 11 of the Local Plans section) that where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the ‘what, where, when and how’ questions).

Paragraph 159 of the NPPF states that a Strategic Housing Land Availability Assessment based on realistic assumptions about the availability, suitability and the likely economic viability of land should be prepared in order to identify suitable land to meet the identified

need for housing over the plan period. This is reinforced in the Planning Practice Guidance¹ which goes on to state that:

“Plan makers will need to assess a range of sites from small scale sites to opportunities for large scale developments such as village and town extensions and new settlements where appropriate. The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500sqm of floor space) and above. Where appropriate, plan makers may wish to consider alternative site thresholds”²

Methodology

In order to assess the suitability of sites a Site Assessment Methodology has been developed. This sets out the approach in order to assess and compare the suitability of sites proposed for allocation and designation within the emerging Local Plan. The methodology will enable the assessment of potential sites to ensure they contribute to sustainability objectives, offer the most benefit to the community and minimise any adverse impacts on the environment. The methodology will be used to:

- Assess the suitability of potential development sites for allocation
- Assess the suitability of potential open space
- Review employment sites including existing surplus employment allocations and determine whether sites should be de – allocated from employment use in order to best align employment provision with the emerging spatial distribution.

Planning Practice Guidance states that *the assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Local Plan*³

It is essential that site allocation decisions can be justified and that they are supported by a clear audit trail. To this end the process has been designed to:

- Take account of national planning principles

¹ PPG, 06.03.14 para 3-045-20141006

² PPG, 6.03.14 para 3-010-20140306

³ PPG, 06.03.14 para 3-010-20140306

- Be transparent
- Enable a consistent basis for comparison between sites
- Enable unsustainable sites to be filtered out and development to contribute to making existing settlements more sustainable

The broad stages involved in progressing housing allocations is set out in the table overleaf, with further details provided in the subsequent sections.

| Stage | Process |
|---|--|
| Stage 1: Initial Information Gathering | Initial identification of potential sites, including but not limited to those identified through: <ul style="list-style-type: none"> • Since the adoption of the Core Strategy, sites have been identified to deliver the planned growth through to 2026. These are identified in the 2012 adopted Site Specific Policies and Proposals DPD and the adopted Area Action Plan, as well as the being progress through the Attleborough and Snetterton Heath AAP (ASHAAP), which is now being progress through the Local Plan. • The Strategic Housing Land Availability Assessment 2014 • A call for sites was undertaken in 2013 and 2014/15 |
| Stage 2: Initial consultation on sites | An Issues and Options Consultation was undertaken between November 2014 and January 2015. As part of this consultation: <ul style="list-style-type: none"> • The document included information on the existing housing allocations and also on the recently updated SHLAA sites (2014), which were shown on plans – with SHLAA sites split between those which are deliverable and non deliverable sites. • A further formal call for sites exercise was undertaken on sites in private ownership that may be considered suitable for residential sites – with a specific form included for site suggestions. |
| Stage 3: Updating the SHLAA | Further update of the SHLAA to include / assessing sites which were put forward during the call for sites exercise and also to assess those sites which may not be in line with the original assumptions in the SHLAA regarding the adopted development strategy, but could be supported in the Local Plan under the emerging and more dispersed (inclusive) settlement strategy. |

| | |
|---|---|
| <p>Stage 4: Developing the Housing Trajectory based on the preferred housing strategy</p> <p>Stage 4b</p> | <p>Paragraph 47 of the NPPF requires local planning authorities to use their evidence base to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, and also to identify specific deliverable and developable sites to achieve the delivery of the housing strategy over the plan period. The NPPF also required that the local plan provides for a rolling 5 year land supply.</p> <p>Updating the SHLAA (stage 3) provides the basis for understanding the maximum deliverable / developable housing within existing urban areas, and the amount of development required outside of existing settlement boundaries if the housing target is to be met. It also allows for a detailed housing trajectory to be developed based on the potential land supply and to demonstrate that the emerging target within the Local Plan is achievable (and therefore that objectively assessed need can be provided for within the district), as well as the maintenance of a rolling five year supply of housing, based on the emerging preferred housing strategy to be contained within the local plan preferred options document.</p> <p>At this stage if it is not possible to demonstrate that the target and preferred housing strategy is not achievable then a review of the initial assumptions used in the SHLAA will be carried out followed by a review of the emerging preferred approach.</p> |
| <p>Stage 5: Appraisal of Options</p> | <p>Based on the evidence of potential housing land allocations, a process of additional site option appraisal will be undertaken to provide for a finer grain assessment within the SHLAA to allow for a choice to be made between potential sites.</p> |

Stage 1: Preparation of the Evidence Base – Initial Identification of Potential Housing Sites

Existing Local Plan Sites

Since the adoption of the Core Strategy, sites have been identified to deliver the planned growth through to 2026. These are identified in the 2012 adopted Site Specific Policies and Proposals DPD and the adopted Area Action Plan, as well as the being progressed through the Attleborough and Snetterton Heath AAP which is now being progressed through the Local Plan.

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment 2014 (SHLAA) report considers the existing market towns and Local Service Centres within Breckland and seeks to identify land with potential for residential development and assesses that potential. The 2014 study is the third review of the SHLAA.

The 2014 SHLAA revision includes sites identified from the SHLAA revision in 2011 and additional sites being put forward from the first round of call for sites as part of the Local Plan process. Inclusion of sites primarily centred around existing towns and service centre villages with only sites that were likely to **yield 10 or more dwellings** in the case of market towns or **5 or more dwellings** in the case of other villages and the site size of **over 0.1 hectares and above**. This includes both urban extension sites and brownfield sites. Based on the methodology, only sites that are **within or immediately adjacent** to these settlements were surveyed.

In advance of any new growth strategy the 2014 SHLAA update followed the existing spatial strategy in the adopted Core Strategy. The current Core Strategy identified that a limited number of settlements could be considered reasonably suitable for new development due to the availability of services and facilities and based on a population threshold of 1,000 and above, these settlements are:

- Thetford
- Attleborough
- Dereham
- Swaffham
- Watton
- Banham
- East Harling
- Great Ellingham
- Litcham
- Mattishall
- Mundford
- Narborough
- Necton
- North Elmham
- Old Buckenham
- Saham Toney
- Shipdham
- Swanton Morley
- Weeting

Only sites that are within or immediately adjacent to these settlements were surveyed as part of the SHLAA - This approach was subject to a stakeholder consultation.

Stage 2: Consultation on Initial Sites

An Issues and Options consultation took place in November 2014, which included a further call for sites exercise. It also included information on the existing housing allocations and also on the recently updated SHLAA sites (2014), which were shown on plans – with SHLAA sites split between those which are deliverable and non deliverable sites. The 2014 SHLAA was also published on the Council’s web site. Adopting such an approach ensured that consultees were provided within an early opportunity to provide comments on potential housing allocations, and that these comments could be considered in the subsequent stages in site identification.

Stage 3: Preparation of evidence and updating the SHLAA

It is proposed that the 2014 SHLAA is updated to allow for the incorporation of sites suggested during the Issues and Options stage utilising the same methodology as reported in stage 1. This approach not only allows for a consistent approach but also allows for sites to be considered in settlements which were not identified for development as part of the development strategy in the Core Strategy but which are within the scope of the emerging preferred strategy in the emerging Local Plan.

The initial SHLAA update reflects the steer given by Members in the Local Plan Working Group in March 2015 in the setting of a more balanced development pattern outside the growth locations of Thetford and Attleborough and is built upon the Issues and Options consultation responses. This provides an emerging settlement hierarchy and is the basis for developing the emerging spatial strategy and future role/function of each of the tiers in the settlement hierarchy as well as identifying the level of housing and employment development across the district and provides an initial steer for the site assessment process and the identification of reasonable alternatives:

- Major Growth Towns (Attleborough and Thetford)
- Key Service Centres - Market towns of Dereham, Swaffham and Watton
- Category 1 Local Service Centres – Higher growth settlements that are within or adjacent to Core Central Norfolk Housing market area
- Category 2 Local Service Centres - Moderate Settlements in the Wider Norwich Central Norfolk Housing Market area.
- Category 3 Local Service Centres - Settlements outside Wider Norwich Housing market area
- Rural settlements and the Countryside

The site allocations will be guided by the emerging strategic framework. Those settlements that are identified as rural settlements in open country side will not be considered for allocation for development as they will not have a defined settlement limit. Site assessment is therefore restricted to

Identifying sites for allocation and or designation within the

- a. Major Growth Towns
- b. Key Service Centres
- c. Local Service Centres

Additional local service centres

- | | | |
|--------------|---------------|----------------|
| • Bawdeswell | • Beetley | • Garboldisham |
| • Hockering | • Kenninghall | • Sporle |
| • Yaxham | • Hockham | |

Rural Settlements

| | |
|--|--|
| Rural settlements with settlement Boundaries | Ashill, Beeston, Besthorpe, Bintree, Bradenham, Brisley, Carbrooke, Caston, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Gressenhall, Griston, Guist, Ickburgh, Little Cressingham, Longham, Lyng, Mileham, New Buckenham, North Lopham, North Pickenham, Rocklands, Quidenham, Scarning, Shropham, Snetterton, Sparham, Stanfield, Stow Bedon, Thompson, Weasenham, Whissonsett, |
|--|--|

It is not proposed to allocate sites in/adjacent to the above settlements. These are settlements that are reliant on others for services and do not represent a sustainable option for significant expansion.

Site Size Threshold

Planning Practice Guidance (PPG) states that: *The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500sqm floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.*

It is proposed to follow the approach taken in previous SHLAA's as detailed in Stage 1 and adopt a site threshold of 0.1 ha and above. This not only delivers a consistent approach but reflects the rural nature of the district allowing for the prioritisation of sites that are considered to be of strategic importance and align with potential community aspirations for smaller sites.

Strategic Flood Risk Assessment

A SFRA was carried out in 2008 and 2010 for Thetford and these have been used to inform the site selection process. In May 2015 the Council commissioned a new Water Cycle Study and Strategic Flood Risk Assessment update. The SFRA element is due to report through an interim report in late July 2015 and there will be a requirement to review the emerging sites in order to take account of the emerging evidence base.

Stage 4 – Developing the Housing Trajectory

Paragraph 47 of the NPPF requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying specific deliverable and developable sites to achieve the delivery of the housing strategy over the plan period. Updating the SHLAA (stage 3) allows for a detailed housing trajectory to be developed based on the potential land supply and to demonstrate that the target within the preferred options strategy can be achieved on the availability of land.

Stage 4 a

It is intended that the approach adopted is an iterative approach. If at this stage it is identified that the emerging preferred housing strategy cannot be achieved due to there being insufficient specific sites identified to achieve the objectively assessed needs/spatial strategy - it will be necessary for the Council in accordance with national policy and guidance to define preferred areas/direction of growth and or revisit the assessment assumptions such as policy constraints. If there is clear evidence the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to co operate⁴.

Stage 5: Appraisal of Options

Based on the evidence of potential housing land allocations, a process of additional site option appraisal will be undertaken to provide for a finer grain assessment than within the SHLAA to allow for a choice to be made between potential sites and (extension to settlement boundaries) in order to decide which sites to allocate.

The NPPF does not require the allocation of all of the specific sites which will form part of the housing supply. However, paragraph 47 does state that there is a need to ensure that Local Plans identify key sites which are critical to the delivery of the housing strategy over the plan period. Furthermore, paragraph 157 states that Local Plans should allocate sites to

⁴ PPG 06.03.2014 para 3-026-20140306

promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

The NPPF states that allocations of land for development should prefer land of lesser environmental value/agricultural quality⁵, where consistent with other policies in this framework. In order to ensure that this is the case, a detailed appraisal of potential options will be undertaken consisting of:

- A separate process of sustainability appraisal, utilising the criteria in appendix 1 will be undertaken for all of the reasonable alternatives identified
- Review of earlier consultation findings, and any planning issues raised
- A process of sequential flood risk – if required
- Any other evidence to underpin the environmental factors for settlement extensions such as: landscape, biodiversity, heritage consideration, biodiversity and geodiversity, landscape and settlement, impacts on community infrastructure and other demand on the site such as the scope for an alternative use, access to maintenance requirements for watercourses, pipe ways etc and requirements for other infrastructure projects and neighbouring sites.(not exhaustive)

The findings of this process will be captured in a site proforma and will inform the identification of key sites outside the existing urban areas and village boundaries and where necessary provide details on form, scale, access and quantum of development where it is necessary to deliver / co ordinate specific infrastructure i.e require policy guidance on form of development to ensure infrastructure provided. Where necessary it will also provide for identified special need – elderly / promotion of a specific development type.

For those sites identified for preferred option allocation, policy wording will be developed to ensure that the main development considerations are identified based on issues identified during the earlier site assessment stages and the forthcoming consultation stages.

Sites are excluded from allocation if any of the following criteria apply:

- Outside Breckland District;
- Less than 0.1 ha in size;

⁵ NPPF, 2012 paragraphs 111-112

- The owner is not willing to release the site and it cannot be made available;
- Development would be a clear breach of the emerging Local Plan ;
- Development would compromise an important recreational open space;
- Development would harm a protected site or species;
- Within Flood Zone 3 as defined in the Strategic Flood Risk Assessment (and subsequent flood risk information).

Appraisal of Options Gypsies and Travellers

The Council has a legal duty to consider the needs of Gypsies and Travellers in the same way as all other sectors of the community. In order to produce a 'sound' plan the Council must plan positively and seek to meet the full objectively assessed needs for market and affordable housing in the housing market area⁶, where it is reasonable to do so and consistent with sustainable development⁷.

Local Planning Authorities are required under national guidance to identify a sufficient supply of sites to meet the full objectively assessed needs and set criteria based policies to guide land supply allocations and to provide the basis for decisions in the case of applications⁸

The eight criteria put forward for consideration through the Issues and Options consultation were supported, with three additional suggestions. These looked at the ability to connect to the public foul sewer to prevent the proliferation of individual / private forms of water treatment (Environment Agency). NHS England commenting that local health capacity should be a consideration. Historic England requested stronger consideration of visual impacts on the Historic Environment. These suggestions have been incorporated into the proposed site criteria with the caveat that in rural areas, access to public and or private water supplies and treatment works as appropriate.

- **Location in or near to settlements/proximity to local services.** Sites in or near to existing settlements are prioritised. Such sites are generally more sustainable than those

⁶ NPPF, DCLG 2012, paragraph 47

⁷ NPPF, DCLG 2012, paragraph 182

⁸ Planning Policy for Traveller Sites DCLG, 2012, paragraph 10

in remote areas, with better access to services and in particular education and health. Given high land values and competition it is unlikely that many sites will be made available within settlement boundaries. The reality then would be for sites to be adjacent to settlements with access to local health and educational facilities. The Council's preference would be for well related sites located in and near to settlements classed as local service centres and above in the settlement hierarchy. The priority will be that access to services can be reasonably obtained so as to meet the day to day needs of the occupiers, recognising the differences in lifestyles and working patterns and transport preferences.

- **Access to vehicular considerations.** Sites are required to have safe and convenient vehicular access and provide adequate car parking space. The development should avoid significant impacts on local roads and be well located to major routes.
- **Previously used land.** National planning policy encourages planning policies and decisions to encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. There is recognition that there is a lack of brownfield sites in the district and they will not necessarily be available for Gypsy and Traveller sites. Therefore, although important, realistically there may be limited alternatives to greenfield land.
- **Visual impact.** The local topography and form of the landscape will affect the visibility of a Gypsy and Traveller site and will affect its ability to integrate into its surroundings. Some sites will be highly visible, and others more visually contained. Sites should respect the scale of the environment, including the historic environment, be of a scale proportionate to the local community and be capable of visual and acoustic privacy. Sites which allow appropriate natural screening will be considered more favourably.
- **Infrastructure.** Sites will not be chosen if they place undue pressure on local infrastructure and services including local health capacity. Sites should be capable of being served by appropriate service infrastructure, including public and or private water supplies and treatment works as appropriate.
- **International, national and local land designations.** The district has a wealth of environmental assets. Site locations must not compromise the objectives of any potential designations.
- **Flood Risk.** Caravans and mobile homes are highly vulnerable to flooding. National and local policies dictate not to allocate sites in areas of high risk of flooding, including that

of functional flood plains. It is not proposed to deviate from this requirement in the selection of sites.

- **Health and safety and hazards.** In order to ensure sites provide a healthy and safe environment for resident's sites should not be located on contaminated land and avoid areas of unsuitable noise, air quality and major hazards such as pipelines.

In line with the consultation responses in determining the suitability of sites it is proposed to allocate pitches between settlements that have a higher proportion of services. By adopting such an approach sites are more likely to benefit from access to services and amenities. The 2013 GTAA suggests that a significant proportion of the accommodation need within the district can be met in the first five years by regularising the existing sites without permanent planning permission. It is there for proposed that the existing temporary sites are assessed as well as those put forward through the call for sites in accordance with the above criteria.

Appraisal of Options for Local Green Space

In March 2012, the National Planning Policy Framework (NPPF) introduced a new designation of Local Green Space (LGS). Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Any type of green space could be suitable for designation and may also include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

The 2015 Open Space study reviewed the requirements for LGS designation and sets out the requirements for identifying Local Green Space:

- Any LGS must be consistent with sustainable development objectives and not conflict with the objectives of securing homes, jobs and the provision of essential services
- Should only be designated when a Local or Neighbourhood Plan is prepared or reviewed

- Any LGS must be capable of enduring beyond the plan, ie they must be long term designations

National policy also states that designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land

The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.

The open space study devised a methodology for assessing LGS and provided recommendations for the sites that were put forward by communities at the time of the study. It is proposed that the recommendations of the Open Space study are carried into the Local Plan and that the additional sites identified after the study through the Issues and Options consultation are assessed by the same methodology. The following criteria were proposed:

| Criteria | Explanation of criteria / evidence prompts |
|---|--|
| 1. It will rarely be appropriate to designate spaces that are the subject of a planning permission for development. | Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented. <ul style="list-style-type: none"> • Is the space the subject of a planning permission for development? |
| 2. It will not be appropriate to designate spaces that are allocated or proposed for | The NPPG states that: Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified |

| | |
|--|---|
| <p>development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development.</p> | <p>development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</p> <ul style="list-style-type: none"> • The space should be capable of enduring beyond the plan period. • Is the space allocated or proposed to be allocated in a Local or Neighbourhood Plan? • The designation of Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services |
| <p>3.The space must not be an extensive tract of land and must be local in character</p> | <p>Blanket designation of open countryside adjacent to settlements is not appropriate.</p> <ul style="list-style-type: none"> • Does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves? • Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges? • How does the space connect physically, visually and socially to the local area? |
| <p>4.The space must be within close proximity to the community it serves</p> | <p>The space would normally be within easy walking distance of the community it serves.</p> <ul style="list-style-type: none"> • How close is the space to the community it serves? |
| <p>5.The space must be demonstrably special to the local community</p> | <p>Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by consideration of the following;</p> <p>The proposed space is of particular local significance because of its (the space must meet at least one of the following criterion):</p> <ul style="list-style-type: none"> • Beauty • historic significance • recreational value • tranquillity • richness of wildlife <p>Other relevant evidence, such as</p> <p>Is the proposal to designate supported by any of the following (Local community groups, the Town/Parish Council parish plan, the Ward member(s), MPS).</p> |

Appraisal of Options for Open Space

The Local Plan will identify open spaces within settlements. These include formal recreational open space, informal parks and gardens, cemeteries, allotments and other recreational open space but not private green spaces to or through which there is no right of access.

It is proposed that new sites will be designated as greenspace where they:

- Have significant identified quality and value as formal sports facilities, parks and gardens, natural and semi natural greenspace, green corridors, amenity green space, children's play space, allotments, cemeteries or civic spaces; or
- Do not have significant quality or value in their current condition or use but have been identified as offering the scope to address open space needs if their value is enhanced

Appraisal of Options for Employment

The Employment Growth Study 2013, identified that there was an oversupply of land in quantitative terms but that take up was affected by the limited supply of good quality industrial space.

Through the land allocations it is proposed to review the existing sites where the Employment Growth Study identified an over supply and new sites put forward in order to utilising the evidence base of emerging studies such as the emerging joint feasibility study for the A11 Growth Corridor .

To provide a supply of land and premises that best meets the emerging jobs growth/employment space requirement;

- To provide high quality, unconstrained employment sites
- To provide an adequate choice of sites for development over the longer term in order to respond to demand
- To align the employment land offer with the pro-active economic vision of the district

In rural areas it is proposed that employment sites will:

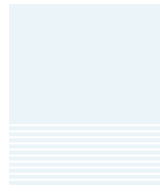
- Be of a scale that is in keeping with its surroundings

- Not detract from residential amenity
- Do not harm the character of the landscape or settlement or give rise to unacceptable levels of traffic

Site allocations will be guided by the emerging strategic framework and site appraisals will take place in order to make informed choices. The NPPF states that strategies for the assessment of employment sites should be integrated with those of housing assessments. It is therefore proposed to adopt a similar approach to sites as put forward in the residential sections, taking full account of relevant market signals and economic signals as put forward in the NPPF paragraph 158.

APPENDIX 1 - Sustainability Appraisal

| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria | |
|--------------------------------|--|--|---|--|
| Land, water and Soil Resources | 1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations. | Will it use land that has been previously developed? | Site includes a house or garden/previous use (y=+, n=0) | |
| | | Will it use land efficiently? | Close to the settlement boundary/ brownfield/ not using high grade | |
| | | Will it protect and enhance the best and most versatile agricultural land? | Grade 1,2,3 (y=-, n=+) | |
| | | Will it use brownfield land? | NPPF definition (exclude garden) (y=+, n=0) | |
| | | Will it recycle on site resources? | Dependent on type and design of development, not location. | |
| | 2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality. | Will it reduce water consumption? | Dependent on type and design of development, not location. | |
| | | Will it conserve groundwater resources? | Would the development of the site have the possibility to harm a protected aquifer (y=-, n=+) | |
| | | Will it maintain or enhance water quality? | Dependent on type and design of development, not location. | |
| | 3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality. | Will it reduce water consumption? | Dependent on type and design of development, not location. | |
| | | Will it conserve groundwater resources? | Would the development of the site have the possibility to harm a protected aquifer (y=-, n=+) | |
| | | Will it maintain or enhance water quality? | Dependent on type and design of development, not location. | |
| | Climate change and air pollution | 4: Minimise the production of waste and support the recycling of waste. | Will it reduce waste? | Dependent on type and design of development, not location. |
| | | | Will it re-use waste? | Dependent on type and design of development, not location. |



| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|--|--|---|--|
| | | Will it enable composting of waste? | Dependent on type and design of development, not location. |
| | | Will it enable recycling of waste? | Is the site 2km from a household waste recycling plant? (y=+, n=o) |
| | | Will waste be recovered in other ways for other uses? | Dependent on type and design of development, not location. |
| | | Will it increase waste going to landfill? | Dependent on type and design of development, not location. |
| | | Will it encourage the re-use and recycling of aggregates? | Dependent on type and design of development, not location. |
| | 5. Reduce contributions to climate change and localised air pollution. | Will it lead to an increased proportion of energy needs being met from renewable sources? | Dependent on type and design of development, not location. |
| | | Will it reduce the emissions of greenhouse gases by reducing energy consumption? | Dependent on type and design of development, not location. |
| | | Will it improve air quality? | Is it in a AQMA (y=-, n=o) |
| | | Will it reduce traffic volumes? | Is it within 300m of convenience shopping ? Is it within 800m of a school? (y=+, n=o) |
| | | Will it support travel by means other than single occupancy car? | Is the site within 800m of a bus stop (y=+, n=o) |
| 6. To adapt to climate change and avoid, reduce and manage flood risk. | Will it increase risk of flooding? | Is the site within an EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+) | |

| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|---------------------------------|--|--|---|
| | | Will it contribute to a higher risk elsewhere? | Is the site adjacent to an EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+) |
| | | Will it attenuate the flow and run off of water? | Dependent on type and design of development, not location. |
| Biodiversity | 7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity. | Will it protect, maintain and enhance sites designated for their nature conservation interest? | Would it result in the direct loss of all or part of the designated site ? Is the site adjacent to a designated site ? (SPA, SAC, Ramsar, HRA) (y=-, n=+) |
| | | Will it conserve and enhance species, diversity and green infrastructure and avoid harm to protected species? | Will it involve the loss of a Norfolk Action Plan Habitat (County Wildlife n=+) |
| | | Will it promote and conserve geodiversity? | Will it involve the loss of trees and hedgerows ? (y=-, n=+) |
| | 8. Protect, enhance and increase Green Infrastructure in the District. | Will it protect the district's infrastructure? | Will it interfere with connectivity of habitats (consistent with Norfolk Econets project) (y=-, n=0) |
| | | Will it enhance the district's infrastructure? | Will it enhance connectivity of habitats (consistent with Norfolk Econets project) (y=+, n=-) |
| | | Will it facilitate the creation of new Green Infrastructure which will improve links and corridors between open space? | Dependent on type and design of development, not location. |
| Cultural heritage and landscape | 9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character. | Will it maintain and enhance the distinctiveness of landscape and townscape character? | Is the site within a landscape that has moderate-high or high sensitivity to change as defined in the Breckland Settlement Fringe Landscape Assessment (y=-, n=+) |

| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|-----------------------------|--|--|--|
| | | Will it maintain and enhance the character of settlements? | Does it involve the re-use or re-development of derelict buildings? (y=+, n=-) |
| | | Will it protect and enhance open spaces of amenity and recreational value? | Would it involve the loss of designated open space (y=-, n=+) |
| | 10. Conserve and where appropriate enhance the historic environment. | Will it protect or enhance (designated) heritage assets? | Will it result in the direct loss or damage to a listed building/ conservation area or damage to the setting of a listed building/ conservation area? (y=-, n=+) |
| | | Will it protect or enhance the significance and setting of (designated) heritage assets? | Will it result in impact upon the setting of a listed building/conservation area? (y=-, n=+) |
| Population and human health | 11. Improve the health and well being of the population. | Will it reduce early death rates? | Is the site within a AQMA/ within or adjacent to a Hazardous installation Consultation Area? (y=-, n=0) |
| | | Will it increase life expectancy? | Is the site within 1200m of outdoor playing space or sports facilities (y=+, n=-) (NFRA standards) / |
| | | Will it improve access to essential services such as health facilities? | Would it result in a loss of outdoor playing space or sports facilities? (y=-, n=+) |
| | | Will it encourage healthy lifestyles, including travel and food choices? Will it help the population to move more, eat well and live longer? | Is the site within 30 minutes public transport time or walking time of a primary health care facility? (Norfolk LTP) (y=+, n=0) |
| | | | Summary of 5d, 5e, 11c |

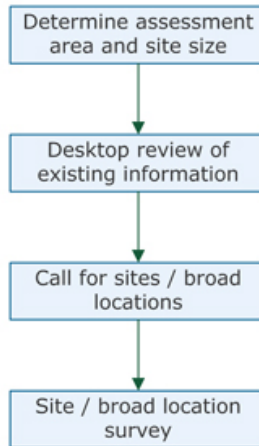
| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|-----------------------|--|--|---|
| | 12. Reduce and prevent crime | Will it reduce levels of crime? | Dependent on type and design of development, not location. |
| | 13. Improve the quality and quantity of publicly accessible open space. | Will it improve accessibility to open space? | Is the site within 1200m of outdoor playing space or sports facilities? (residential allocation proposals only) (NPFA standards) (y=+, n=-) Is the site within 1200m of a residential area ? (Outdoor playing space allocation proposals only) (y=+, |
| | | Will it improve the quality, quantity and multi functionality of accessible open space? | Increase open space (+) decrease open space (-) |
| Inclusive communities | 14. Improve the quality, range and accessibility of essential services and facilities. | Will it improve accessibility to key local services and facilities, including health, education and leisure? | Is it within walking distance (1000m) to a school, shop, doctor or public open space? (y=+, n=0) |
| | | Will it improve accessibility to shopping facilities? | Is it within walking distance (300m) or 30 minutes public transport to a town centre (y=+, n=-) |
| | 15. Redress inequalities related to age, gender, disability, race, faith, location and income. | Will it address the Indices of Multiple Deprivation and the underlying indicators? | Will it increase services in a ward within the 20% most deprived wards in England (y=+, n=-) |
| | | Will it improve accessibility to essential services and facilities? | Is it connected to public transport and within 30 minutes public transport time of retail provision, and employment (y=+, n=-) |
| | | Will it improve relations between people from different backgrounds and social groups? | Dependent on type and design of development, not location. |

| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|-------------------|---|---|---|
| | 16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs. | Will it support the range of housing types and sizes, including affordable to meet the needs of all sectors in the community? | Is it an allocation for housing ? (y=+, n=0) |
| | | Will it reduce the number of unfit homes? | Will it involve the redevelopment of unfit homes? |
| | | Will it reduce housing need? | Is the allocation proposal for housing? (y=+, n=0) |
| | | Will it meet the needs of the travelling community? | Is the allocation for a gypsy and traveller site? |
| Economic Activity | 17. Increase the vitality and viability of existing town centres. | Will it increase vitality of existing town centres? | Is it in the town centre? (y=+, n=-) |
| | | Will it increase viability of existing town centres? | Is it in the town centre? (retail and leisure allocations only) (y=+, n=-) |
| | | Will it provide for the needs of the local community? | What |
| | 18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence. | Will it support and improve education? | Is the allocation for an educational establishment? (y=+, n=-) |
| | | Will it encourage employment and reduce employment overall? | Is the allocation proposal for employment land ? (y=+, n=0) |
| | | Will it improve access to employment? | Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use allocations only) (y=+, n=0) |
| | | Will it improve access to employment by | Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use allocations only) (y=+, n=0) |

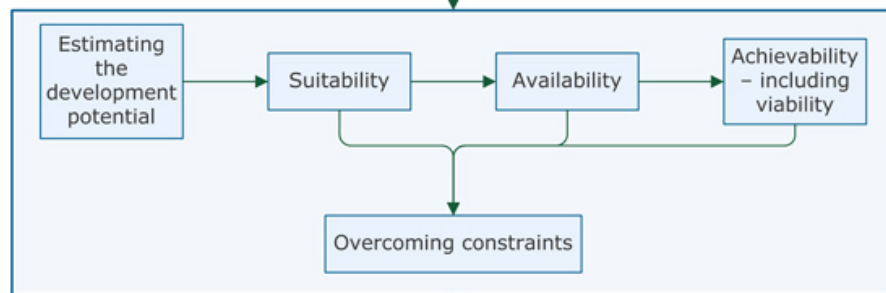
| SEA/SA Topic | Sustainability Appraisal Objective | Decision making (Appraisal) questions | Decision making criteria |
|--------------|--|--|--|
| | | means other than single occupancy car? | |
| | 19. Improve the efficiency, competitiveness and adaptability of the local economy. | Will it improve business development and enhance competitiveness? | Is it in an area with a deficiency of employment land? (for employment use allocation proposals only) (y=+, n=0) |
| | | Will it make land and property available for business development? | Is the allocation proposal for employment land ? (y=+, n=0) |
| | | Will it support sustainable tourism? | Is the allocation proposal within a town or local service centre or accessible by public transport? (y=+, n=0) |

APPENDIX 2 – Methodology Flow Chart⁹

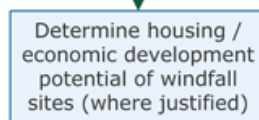
Stage 1 - Site / broad location identification



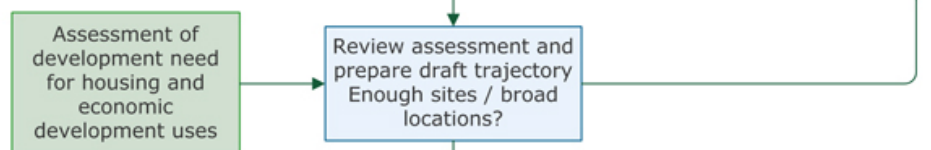
Stage 2 - Site / broad location assessment



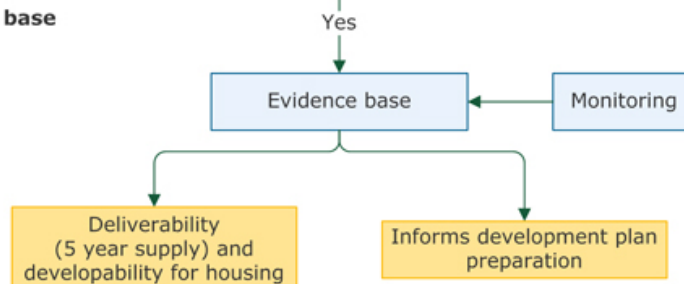
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



⁹ PPG, 06.0314, para 3