

Region

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1 Introduction

What is a Sustainability Appraisal (SA)?

1.1 Sustainability Appraisal (SA) is a systematic process undertaken during the preparation of a plan, programme or strategy. The role of the SA is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it will provide an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions as well as a means of identifying and addressing any adverse effects that policies and proposals might have.

1.2 The most widely used definition of *sustainable development* is: "*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs*".⁽¹⁾

Relationship to Strategic Environmental Assessment (SEA)

1.3 The European Directive 2001/42/EC requires an Environmental Assessment of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. The process is referred to as Strategic Environmental Assessment (SEA) and covers relevant plans and programmes whose formal preparation began after July 2004.

1.4 At the same time, the Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents (SPDs). As the guidance explaining this requirement makes clear, SA and SEA are a similar, yet distinct processes involving a number of explicit steps. The differences between these processes lie in the fact that SEA focuses solely on environmental effects whereas SA is concerned with environmental, social and economic considerations.

1.5 The Sustainability Appraisal Report for the Final Draft TAAP will use an approach that will address the requirements of the SA process and the SEA Directive simultaneously by giving full consideration to environmental issues as well as addressing the spectrum of socio-economic concerns.

1.6 Local Authorities are required by the SEA Directive (2001/42/EC) to assess the environmental effects of plans or programmes they produce. Authorities must comply with the requirement to produce an environmental report by virtue of the Directive; however the Government considers that the requirements of the SEA Directive can be met through one single Sustainability Appraisal Report. The following table provides a simple checklist to highlight where this Sustainability Appraisal report meets the requirements of 2001/42/EC:

SEA requirements for Environmental Report	Location in SA Report
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	1 'Introduction' See scoping Report. C 'Literature Review'
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	2 'Baseline Information' A 'Baseline Data' Appendix E Cumulative Effects
c) The environmental characteristics of areas likely to be significantly affected;	A 'Baseline Data' Scoping Report Baseline Information
d) Any existing environmental problems which are relevant to the plan or programme;	3 'Issues and Problems'
e) The environmental protection objectives, established at international, community, or national level which are relevant to the plan or programme and the way these have been taken into account during its preparation;	See scoping Report. C 'Literature Review'
f) The likely significant effects on the environment;	6 'Predicting the Effects of the DPD' 7 'Evaluation of Effects'
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	8 'Mitigation of Adverse Effects and Maximisation of Beneficial Effects'

1 from the World Commission on Environment and Development's (the Brundtland Commission) report *Our Common Future* (Oxford: Oxford University Press, 1987).

SEA requirements for Environmental Report	Location in SA Report
h) An outline of the reasons for selecting alternatives dealt with and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;	5 'Developing and Appraising Options', 6 'Predicting the Effects of the DPD', 7 'Evaluation of Effects', 8 'Mitigation of Adverse Effects and Maximisation of Beneficial Effects' E 'Appraisal of Policy and Site Allocation Options'
i) A description of measures envisaged concerning monitoring in accordance with Article 10	9 'Proposals for Monitoring'
j) A non-technical summary of the information provided under the above headings; Report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in the process to avoid duplication of the assessment (Art 5.2)	Non-technical summary Please go here to see the plan itself: www.breckland.gov.uk http://consult.breckland.gov.uk/portal .
Consultation	Consultation undertaken with 4 SA bodies at scoping stage and then a subsequent consultation on small change to a SA objective with Natural England.
<ul style="list-style-type: none"> Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art 5.4) 	Statutory consultees and the public invited to comment within 6 weeks.
<ul style="list-style-type: none"> Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and accompanying environmental report before the adoption of the plan or programme (part 6.1, 6.2) 	
<ul style="list-style-type: none"> Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (part.7) 	Plan not considered to have international implications
Take the environmental report and the results of the consultations into account in decision-making (Art.8)	Not Applicable at this stage. Report on decision making and consultation will be undertaken at adoption. Proposals for monitoring included but not undertaken until adoption of DPD and production of AMR
When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art.7 have been taken into account in accordance with Art.8, the reasons for choosing the plan or programme as adopted, in the light of other reasonable alternatives dealt with; and The measures decided concerning monitoring (part.9) 	
Monitoring of the significant environmental effects of the plan's or programmes implementation (part.10)	Not Applicable at this stage. Proposals for monitoring included but not undertaken until adoption of DPD and production of AMR
Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive	This Table and throughout report.

Table 1.1 Requirements for SEA Environmental Report

Thetford Area Action Plan DPD

1.7 The Thetford Area Action Plan will contain policies and proposals which will guide the growth and regeneration of Thetford over the period to 2026. The document will identify sites for various uses to deliver this growth. The identified sites will be assessed for their sustainability and their deliverability.

1.8 This is a Sustainability Appraisal for the Submission Thetford Area Action Plan. To view that document, please go to the LDF pages of www.breckland.gov.uk or <http://consult.breckland.gov.uk/portal>.

1.9 The Submission Sustainability Appraisal Report is part of the portfolio of Submission documents for the TAAP. As such representations on the soundness of this Sustainability Appraisal need to be made using the appropriate form for representations. It is important that this form is used as it will enable Breckland Council and

the Planning Inspector assessing the TAAP to accurately record your comment as being 'duly made' and understand whether the matter can be dealt with by way of written representation or whether it can only be reviewed through a public hearing as part of the examination.

1.10 The representations form can be downloaded from www.breckland.gov.uk Alternatively, representations can be made directly on line using the form tagged to this document. To make your representation, simply click the relevant paragraph or table.

2 Baseline Information

Sustainability Appraisal Objectives

2.1 In May 2008, the Sustainability Scoping Report was produced and consulted on. The Scoping Report resulted in 17 Sustainability Appraisal Objectives. These are listed in the table below and are the basis for this SA - they will be used to assess each policy of the Proposed Submission Thetford Area Action Plan Document.

1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	7. Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.	13. Redress inequalities related to age, gender, disability, race, faith, location and income.
2. Limit water consumption to the capacity of natural processes and storage systems.	8. Conserve, and where appropriate, enhance the historic environment.	14. Ensure all groups have access to affordable, decent and appropriate housing.
3. Reduce contributions to climate change	9. Improve the health and well-being of the population.	15. Increase the vitality and viability of existing town centres.
4. Minimise waste production and support the recycling of waste.	10. Reduce and prevent crime, and prevent the fear of crime.	16. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.
5. To avoid, reduce and manage flood risk.	11. Improve the quality and quantity of publicly accessible open space.	17. Improve the efficiency, competitiveness and adaptability of the local economy.
6. Protect, conserve, enhance and expand bio-diversity and promote and conserve geodiversity.	12. Improve the quality, range and accessibility of essential services and facilities.	

Table 2.1 Sustainability Appraisal Objectives.

Assessing the Baseline

2.2 Baseline information:

- identifies the current state of environmental, social and economic well-being in Thetford;
- provides a basis for predicting and monitoring the effects that a policy or proposal may have; and,
- can also help identify sustainability problems, emerging trends and possible solutions.

2.3 Each of the Sustainability Appraisal Objectives has one or more indicators which can be measured. For example an indicator for the baseline information for '4. *Minimise waste production and support the recycling of waste*' is '*% of household waste collected which is recycled and composted*'.

2.4 Indicators with relevant data for each of the 17 Sustainability Appraisal Objectives for Thetford can be found at Appendix A Baseline Information.

3 Issues and Problems

- 3.1** The identification of key sustainability issues and problems represents an opportunity to help in the definition of potential options for the Thetford Area Action Plan. Furthermore, this is supported by Annex I of the SEA Directive which requires a discussion of: “...any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance.”
- 3.2** This section outlines the key sustainability issues and problems in Thetford and how and where these were identified. These are derived from the information revealed by the baseline indicators and assessment and were also informed by:
- The review of other plans and programmes listed in Issues and Problems section
 - The results of previous consultation
 - Other issues brought to the attention of planners through ongoing public engagement through the LDF process.
- 3.3** CLG guidance for undertaking Sustainability Appraisal reiterates that the identification of sustainability problems is an opportunity to define key issues for the DPD and develop sustainable plan objectives and options.
- 3.4** The following table provides a transparent way of illustrating where the sustainability issues have been derived from.

SEA/SA Topic	Sustainability Problems specific to Thetford	Origin of Issue and Supporting Data	Possible options to address issue/problem in DPD
Environment			
Land, Water and Soil Resources	Loss of agricultural land	Although the agricultural land surrounding Thetford is grade 4 (on a scale of 1 (excellent) to 5 (very poor)), development on this land would still be a loss of resource. Some housing development in Thetford in the last 3 years has been completed on greenfield land and this trend is likely to continue due to lack of available brownfield land.	Ensure available brownfield land is promoted and allocated for development to minimise greenfield land releases. Promote efficient use of land. Provision of allotments.
	Tensions between water demand and supply.	Noted as a problem in East of England Plan and in the Thetford Water Cycle Study as well as the Breckland Water Cycle Study stage 2.	The Thetford Water Cycle Study will influence options addressing water in the Area Action Plan. Requirements to meet lower water consumption targets for new homes could reduce the demand for water. Retrofitting water efficiency devices to existing homes could help too. Exact route of any waste water treatments infrastructure to be determined. Waste water treatment works expanded and improved. BREEAM standards.

SEA/SA Topic	Sustainability Problems specific to Thetford	Origin of Issue and Supporting Data	Possible options to address issue/problem in DPD
Climate Change , Air and Pollution	Increased contamination of water and soil resources	Water Cycle Study refers to the geological map for the area. This shows that Thetford is underlain by a major chalk aquifer.	Ensure ground contamination is addressed as part of a masterplan/ development brief on previously developed sites. Due regard needs to be paid to protection of groundwater from pollution pathways that can be created by poorly managed or badly located infiltration SUDS and as such, there are restrictions on the types of infiltration SUDS systems permitted within developments. Based on the groundwater vulnerability and SPZ (Source Protection Zone) classification, there is likely to be some limitation on the amount of infiltration that would be permitted in the Thetford Urban Extension although with suitable pollution prevention such as hydrocarbon separators, infiltration SUDS or restricted infiltration SUDS should be acceptable. Seek to avoid allocating development on protected aquifers as best as practicable.
	Development in certain areas may be subject to fluvial flooding and the effects of climate change	The River Thet which runs through the centre of Thetford has a flood risk attached to it. A number of homes and properties in the centre of the town are in Flood Zone 2 and Flood Zone 3. Identified in SFRA 1 and 2.	Ensure town centre development does not increase flood risk, or is at risk from flooding. Take note of SFRA 2 recommendations. Green Infrastructure provision. SUDS.
	Reduced Air Quality	Although generally good in Thetford, improvements could be made or the status quo maintained (as identified in the Baseline). The Air Quality Framework Directive, PPS1, PPG4, PPG13, PPS23, National Air Quality Strategy and Regional Spatial Strategy require air quality to be addressed.	Avoid development in locations that would adversely affect or be adversely affected by air quality. Allocate development in locations that will reduce vehicle use. As part of the Healthy Town status, promote walking and cycling as alternatives to private car use. Transport Study Stage 2 has recommendations. Plant more trees.
	Increased traffic congestion and increased dependency on forms of transport that contribute to climate change	Although baseline shows that car ownership and commuting by car is lower in Thetford than the rest of the District, walking and cycling levels are also low and the planned growth as set out in the Core Strategy could mean that reliance on single occupancy car use increases.	Allocate development to locations where car dependency and road freight is reduced. Enhance and promote public transport and infrastructure for walking and cycling. Aim for economic self containment by providing jobs as well as housing. Consider other innovative ideas to promote modal shift. The Thetford Loops. Regeneration town centre and provide improved local services to reduce longer journeys to other centres.
	Energy supply issues.	The Breckland A11 Energy Study has highlighted the potential issue of lack of available electricity supply for new developments. There are technical fixes to address this issue. Some Thetford households could be in Fuel Poverty, i.e. They spend 10% of the household income on fuel.	33KV substation required to the north of Thetford. Over the coming years, the Building Regulations will gradually require more energy efficient homes. Ways of addressing the energy efficiency of the existing housing stock through retrofitting. Adoption of Carbon standards for Thetford. Setting up of an ESCO. BREEM standards.

SEA/SA Topic	Sustainability Problems specific to Thetford	Origin of Issue and Supporting Data	Possible options to address issue/problem in DPD
Biodiversity and Geodiversity	Effects on biodiversity and natural and semi-natural habitats as well as adverse effects on species as a result of development and the associated recreation pressure the increase in population will bring.	Identified in the literature review. Thetford is surrounded by European designated environmental sites. The planned scale of development in Thetford may have the possibility to impact upon the integrity of these sites. There are also 2 species of nationally important beetle in and around Thetford. Pinelines and woodblocks are part of the cultural landscape and have associated wildlife benefits. Other species of varying status of protection.	Ensure new development does not impact upon the integrity of European sites (in line with the Habitats Directive). Ensure new development does not involve the loss of semi-natural green spaces. Retain existing trees and hedgerows. Ensure development proposals are consistent with Appropriate Assessment findings. Design in Econet projects recommendations. Plant more trees and create habitats. Protect Gallowes Hill and encourage appropriate management regime.
Cultural Heritage and Landscape	Loss of historical assets and impact on historical character. Pressures on landscape from new development	Thetford has a large number of historical assets including listed buildings and Scheduled Monuments. Development pressures could harm the character and setting of these assets. Pinelines and woodblocks are part of the cultural landscape The Breckland Settlement Fringe Landscape Assessment identifies areas to the West, South and East of Thetford as having moderate high to high landscape sensitivity to change. Development in these areas could negatively impact upon the character of these landscapes	Ensure allocations close to historical assets and within the conservation area respect the character and setting of these assets. Identify any non designated heritage assets of local importance. Protect cultural landscape features as much as possible. Protect Gallowes Hill and encourage appropriate management regime. Ensure new development allocations respect the character of landscape and takes into account the landscape's sensitivity to change. Identify any non designated heritage assets of local importance. Protect cultural landscape features as much as possible.
Population and human health	The Need for Good Quality Design Loss and continued shortfalls in the provision of public open space. Inequalities in health. Higher crime rates in Thetford.	A history of poor quality development has not been directly identified in the baseline, but there are issues relating to the conflict between the need to maximise land within built areas and protecting local important spaces, character and features. There is a strong perception that new development is undistinguished and lacks a sense of place. PPS1, PPS3, PPS7, PPG15, PPG16, the RSS and Breckland Council's Design Principles require that the quality and distinctiveness of the built environment be maintained.	Need new development to be carefully masterplanned taking into account of a characterisation analysis of existing environmental assets and settlement character. Inspire East involved in the production of the TAAP. Cultural landscape features will help give a sense of place. Ensure new allocations do not result in a loss of open space. Ensure new allocations provide adequate levels of outdoor playing space. Attempt to address the current shortfall. Consideration of including requirement for Health Impact Assessment. Address inequalities in health and attempt to improve life expectancy. Consideration of including requirement for Health Impact Assessment. Thetford has Healthy Town Status. Ensure provision of healthcare is planned to meet the needs of the existing and new population of the town. Encourage forms of design that reduce opportunities for crime (Secured by Design). Continued consultation with all emergency services.
Social/Economic			

SEA/SA Topic	Sustainability Problems specific to Thetford	Origin of Issue and Supporting Data	Possible options to address issue/problem in DPD
	Ageing Population	Thetford has an ageing population and this trend is set to continue.	Ensure adequate health facilities are planned. Encourage forms of design that provide accessible and adaptable accommodation for everyone (Lifetime Homes).
	Pressure placed on healthcare infrastructure.	Thetford has an ageing population and this trend is set to continue. More people could retire in the Thetford area. Increasing pressure placed on the healthcare infrastructure of the area.	Ensure provision of healthcare is planned to meet the needs of the existing and new population of the town.
	High incidence of Limiting Long Term illnesses.	Although lower than the rest of the district, Thetford still has a slightly higher rate than the region.	Seek to reduce the causes of limiting long term illnesses. Thetford has Healthy Town Status. Consideration of including requirement for Health Impact Assessment.
Inclusive Communities / Economic Activity	Lack of affordable housing	Evidence in Baseline shows that very few affordable housing have been built in recent years. The Breckland SHMA identifies a significant lack of affordable housing across the District	Ensure adequate land is allocated to deliver levels of housing identified in Core Strategy.
	Deprivation and low paid economy	The wards of Thetford Abbey and Thetford Saxon have the highest % of people on job seekers allowance in the district. Areas of Thetford are some of the most deprived in the County. Education attainment is low.	Allocate strategic, accessible employment land. Provide adequate number of schools. Set requirement for land for Academy to change as required. Existing residential and employment estates regenerated. Retrofitting of energy efficiency devices.
	Vulnerable and constrained economy	Economic activity may be constrained by skills shortage, particularly in management and professional occupations. This may lead to problems in attracting such professionals to Thetford and may have a knock on effect in retaining employment.	Seek to promote high quality jobs. Allocate new areas of employment land. Seek to address skills shortage through adequate education provision. Set requirement for land for Academy to change as required.
	Higher order shopping centres outside the district attract shoppers from Thetford which results in a leakage of expenditure away from Thetford and Breckland.	No indicators currently identified to monitor retail performance of Thetford. Only retail unit vacancies can be monitored. Retail Study (2010) identifies significant leakage of retail expenditure to other centres. There may be a conflict between growth of retail facilities and protection of townscape and landscape. More retail units in Thetford have become vacant over time.	Provide for retail and services that meet the need of Thetford and enhance levels of self-containment. Improvements to the Town Centre. Improvements to access to the Town Centre for all modes. Improvements to the riverside area in the Town Centre would provide an anchor.

Table 3.1 Issues in Thetford

4 Sustainability Appraisal Framework

4.1 A framework of Sustainability Appraisal objectives were developed in the Sustainability Appraisal for the draft Breckland Core Strategy and Development Control Policies DPD. This framework was developed from the issues and objectives identified in the review of other relevant plans, programmes and policies and from issues and problems identified in the baseline.

4.2 The table below sets out the 17 SA Objectives and related decision making questions.

4.3 For the Site Specific Appraisal (land allocations) there are more detailed questions as shown in the 4th column.

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Detailed Site Specific Appraisal Questions (i.e. land allocations).
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	Will it use land that has been previously developed?	Is the land mostly brownfield/previously developed? (yes=+, no=-)
		Will it use land efficiently? (y=+, n=-)	n/a dependent on type and design of development not location
		Will it protect and enhance the best and most versatile agricultural land?	Is the site on high grade land (Grades 1,2,3)? (yes=-, no =+)
	2. Limit water consumption to the capacity of natural processes and storage systems.	Will it reduce water consumption? (i.e. will usage be less than the averages given in the baseline of 146 litres per head?) (y=+, n=-)	n/a 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=0)
Climate change and air pollution	3. Reduce contributions to climate change.	Will it lead to an increased proportion of energy needs being met from renewable sources? (y=+, n=-)	n/a dependent on type and design of development not location
		Will it reduce the emissions of greenhouse gases by reducing energy consumption? (y=+, n=-)	n/a dependent on type and design of development not location. Reduction of greenhouse gases and energy consumption by limiting travel is highlighted below
		Will it improve air quality?	Is it in a AQMA (y=-, n=0) (does not apply to open space allocation proposals)
		Will it reduce traffic volumes?	Is the site within 800m of a school? (y=+, n=-) (Residential allocations only)
			Is the site within 300m of convenience shopping? (y=+, n=-) (Residential allocations only) (figure from PPS6)
			Is the site within 800m of employment opportunities? (y=+, n=-) (Residential allocations only)
			Is the site within 800m of primary health care facilities? (y=+, n=-) (Residential allocations only)
			Is the site within 800m of residential areas? (y=+, n=-) (not applicable to residential allocation proposals)
			Is the site connected by cycle links? (y=+, n=-)
		Will it support travel by means other than the car?	Is the site accessible by regular (hourly) public transport? (y=+, n=-)
			Is the site within 30 minutes public transport time of retail provision, employment areas, and primary health care facilities? (Residential allocations only) (y=+,n=-)
Is the site within 800m of essential services such as primary health care facilities, employment opportunities, and schools? (Residential allocations only) (y=+,n=-)			

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Detailed Site Specific Appraisal Questions (i.e. land allocations).
			Is the site connected by cycle links? (y=+, n =-)
	4. Minimise waste production and support the recycling of waste.	Will it reduce household waste? (y=+, n=-)	n/a dependent on type and design of development not location
		Will it increase waste recovery and recycling?	Is the site 2km from a household waste recycling plant? (y=+, n=0)
	5. To avoid, reduce and manage flood risk.	Will it be at risk of flooding?	Is the site within EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+)
		Will it contribute to a higher risk elsewhere?	Is the site within EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+)
			Is the site within or adjacent (on the border) to EA flood zone 2 or 3 or a SFRA defined flood zone (1 in a 100yr risk)? (y=-, n=+)
Biodiversity and Geodiversity	6. 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 a direct loss of all or part of the designated site? (y=-, n=0)(for SPA,SAC and Ramsar designations, Habitats Regulation Assessment (HRA) applies)
			Is the site adjacent (on the border) to a designated site? (y=-, n=0) (for SPA,SAC and Ramsar, HRA applies)
			Is the site within 1500m of a designated site of suitable habitat for Stone Curlews? (y=-, n=0)
		Will it conserve and enhance species, diversity and avoid harm to protected species?	Will it involve the loss of trees and hedgerows? (y=-, n=0)
			Will it involve the loss of a Norfolk Biodiversity Action Plan habitat? (y=-,n=0)
			Will it involve the enhancement of a Norfolk Biodiversity Action Plan habitat (y=+, n=0)
			Will it result in harm to Norfolk BAP species? (y=-, n=0)
			Will it benefit Norfolk BAP species? (y=+, n=0)
			Will it enhance connectivity of habitats (consistent with Norfolk Econets project)? (y=+,n=0)
			Will it protect or enhance trees and hedgerows? (y=+, n=0)
		Will it promote and conserve geodiversity?	Will it connect habitats? (y=+, n=0)
Will it sever habitat connectivity? (y=-,n=0)			
	Would it lead to a loss of or damage to a designated geological site? (RIGS) (y=-, n=0)		
	Would it lead to the conservation and/or the promotion of a designated geological site? (y=+, n=0)		
Cultural heritage and landscape	7. Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.	Will it maintain and enhance the distinctiveness of landscape and townscape and 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=+)
			Will it damage the character of the landscape or townscape? (y=-,n=0)
		Will it maintain and enhance the character of settlements?	Does it involve the re-use or re-development of derelict buildings? (y=+, n=0)
	Will it protect and enhance open spaces of amenity and recreational value?	Would it involve the loss of designated open space? (y=-, n=0)	
		Would it involve the provision of designated open space? (y=+, n=0)	
	8. Conserve and where appropriate	Will it protect or enhance sites, features of historical, archaeological, or cultural interest (Including Conservation Areas,	Will it result in a loss of or damage to a listed building? (y=-, n=0)
Will it result in damage to the setting of a listed building? (y=-, n=0)			

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Detailed Site Specific Appraisal Questions (i.e. land allocations).
	enhance the historic environment.	Listed Buildings, Registered Parks and Gardens and Scheduled Ancient Monuments)?	Would it lead to a loss or damage to a historic park and garden or damage to the setting of a historic park and garden? (y=, n=0) Would it fail to preserve or enhance a conservation area or the setting of a conservation area? (y=, n=0) Will it protect buildings of local historic importance? Y=+, n=0) Would it result in a loss of, or damage to a Scheduled Ancient Monument? (y=, n=0) Would it result in a loss of, or damage to the setting of a Scheduled Monument? (y=, n=0) Will it enhance the setting of a Scheduled Monument (y=+, n=0) Would it lead to loss of or damage to a potential archaeological site? (y=, n=0) Will it protect or conserve or enhance a potential archaeological site? (y=+, n=0)
Population and human health	9. Improve the health and well being of the population.	Will it increase life expectancy?	Is the site within a AQMA? (y=, n=0) Is it within or adjacent to a Hazardous Installation Consultation Area? (y=, n=0) Is the site within 1200m of outdoor playing space or sports facilities? (y=+, n=) (NPFA standards)
		Will it improve access to essential services such as health facilities?	Is the site within 30 minutes public transport time or walking time of a primary health care facility? (y=+, n=0) (Norfolk LTP)
		Will it encourage healthy lifestyles, including travel choices?	Would it result in a loss of outdoor playing space or sport facility? (y=, n=0) Would it lead to an increase in outdoor playing space or sport facility? (y=+, n=0)
			Is the site within walking distance of a school or place of employment (1000m max)? (y=+, n=) (residential allocation proposals only)
	10. Reduce and prevent crime, and reduce the fear of crime.	Will it reduce actual levels of crime? (y=+, n=0)	n/a dependent on type and design of development not location
		Will it reduce fear of crime? (y=+, n=0)	n/a dependent on type and design of development not location
	11. Improve the quality and quantity of accessible open space.	Will it improve accessibility to open space?	Is it within 1200m of a residential area? (for outdoor playing space allocation proposals only) (y=+, n=) Is it within 1200m of outdoor playing space? (for residential allocation proposals only)(y=+, n=)
			Would it involve an increase in open space provision? (y=+, n=0) Would it involve a decrease in open space provision? (y=, n=0)
		Will it improve the quality and quantity of accessible open space?	
	Inclusive communities	12. Improve the quality, range and accessibility of essential services and facilities.	Will it improve accessibility to key local services and facilities, including health, education, leisure, (village shops, post offices pubs)?
Is it within walking distance (1000m) or within a 30 minute public transport of a doctors surgery? (y=+, n=)			
Is it within 1000m of a primary school? (y=+, n=)			
Will it increase provision of local services? (y=+, n=)			
Will it improve accessibility to shopping facilities?		Is it within walking distance (300m) or within a 30 minutes public transport of a convenience store? (y=+, n=) (residential allocation proposals only)	
		Is it within walking distance (300m) or within a 30 minutes public transport of a town centre? (y=+, n=) (residential allocation proposals only)	
		Is it in the town centre? (y=+, n=) (retail allocations only)	

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Detailed Site Specific Appraisal Questions (i.e. land allocations).
	13. Redress inequalities related to age, gender, disability, race, faith, location and income.	Will it reduce poverty and social exclusion in those areas most affected?	Is it connected to public transport and within 30 minutes public transport time of retail provision, and employment? (y=+, n=-) Will it increase services in a ward within the 20% most deprived wards in England? (y=+, n=0)
		Will it improve accessibility to essential services and facilities at home? (y=+, n=0) Will it make accessibility worse?(y=-, n=0)	n/a
		Will it improve relations between people from different backgrounds and social group? (y=+, n=0) Will it make relations worse? (y=-, n=0)	n/a
	14. Ensure all groups have access to affordable, decent and appropriate housing.	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? (y=+,n=0)
		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? (y=+,n=0)
Economic Activity	15. 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=0)
		Will it increase viability of existing town centres?	Is it in the town centre? (retail and leisure allocations only) (y=+,n=-) Is it within 300m walk or 30 minute public transport time of the town centre? (residential allocation proposals only) (y=+,n=0)
	16. 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=0)
		Will it encourage employment and reduce unemployment overall?	Is the allocation proposal for employment land? (y=+, n=0)
		Will it improve access to employment / access to employment by means other than car?	Is the site within 800m or within a 30 minute public transport time of residential areas? (for employment use allocation proposals only) (y=+, n=-) Is the site within 800m or within a 30 minute public transport time of residential areas? (for residential) allocation proposals only)(y=+,n=-)
	17. 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) Would it result in a loss of employment land? (y=-, n=+)
		Will it support sustainable tourism?	Is the allocation proposal within a town or local service centre or accessible by public transport? (y=+, n=-)

Table 4.1 The 17 SA objectives and decision making questions.

5 Developing and Appraising Options

- 5.1 The policies that are part of the Submission TAAP are appraised in Appendix D. Alternatively, the Submission TAAP can be found on the LDF pages of www.breckland.gov.uk or <http://consult.breckland.gov.uk/portal>.
- 5.2 Views of the public have been combined with the substantial evidence that has been collected to produce the Submission TAAP.
- 5.3 These policies are appraised against the Sustainability Appraisal Objectives in Appendix D.
- 5.4 Through the Issues and Options, Preferred Options and Draft Final consultation processes and the continual development of the Sustainability Appraisal Report, a number of options have been suggested. Some however are not being taken further for consideration, because they have been considered to be either 'unreasonable' or 'unsustainable' and in some cases could be seen to be 'end of spectrum' options and are not genuinely realistic. The options that have not been taken forward for evaluation in the TAAP are listed as follows:

Option	Origin of option.	Point in TAAP production option identified.	What the option is intended to achieve.	Reason for rejection
Moving the rail lines to the north of Thetford.	Kilverstone Estate Landowners	Originally suggested at Issues and Options stage	This option would remove the barrier effect of the railway. The redundant tracks could then be used for walking and cycling and perhaps a guided bus.	This option would have severe cost implications and as such has not been considered further. Network Rail have quoted approximate costs of new track being £13 Million per Km on flat land.
Moving the bus station to the train station area.	Member of public.	Originally suggested at Issues and Options stage	This option would improve integration between modes of public transport.	Lack of available land. Further from the town centre. Would still leave the Cosy Carpets building derelict.
Leaving bus station where it is.	Member of Public, Thetford Society and Thetford Town Council.	Originally suggested at Issues and Options stage.	Reasons include the potential to improve and incorporate the Anchor Hotel for a café and ticket office as well as this location being a welcome drop off point for visitors.	The existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised.
10,000 jobs rather than 5,000 jobs.	Member of public	Originally suggested at Issues and Options stage	To reflect that households probably have two adults who work so the job to house ratio should be 2 jobs to one house.	The Core Strategy quotes a figure of 5,000 jobs and the Thetford Area Action Plan must be in conformity with the Core Strategy. It is also worth noting that the figure of 5,000 is a floor, not a ceiling - i.e. It is not a maximum amount. Evidence from EEDA suggests an average of 1 economically active adult per dwelling. There is no evidence to support a target of 10,000 jobs.
Country Park	Roger Evans Associates as part of the Urban Design Framework.	Evidence base to inform the Preferred Options.	The restrictions on development to the south-east of the town are taken as an opportunity to provide a significant recreational amenity within close proximity of the town centre. The intention is to create a combination of formal open space closer to the town and more natural areas further to the	Constrained due to Stone Curlew Buffer and the effects of built development and increased human activity. Access to Thetford Forest to be improved within acceptable environmental impacts - the forest is an existing recreational resource for the wider area. Community use of school facilities preferred. Country Park unlikely to be deliverable due to land ownership.

Option	Origin of option.	Point in TAAP production option identified.	What the option is intended to achieve.	Reason for rejection
Forum for further education.	Norfolk County Council.	Preferred Options	The original idea for education provision in Thetford included an Academy on three sites with a central forum being for post 16 education. This proposal would see education facilities and education at the heart of the town.	As a result of the final funding award from the Government, an alternative strategy for education is being planned at the time of writing. This involves the location of all secondary education offer in the town (the Academy) to the north of the town with no central education facility.
Development to South East	Breckland Council and Shadwell Estate	Issues and Options	The landowner was willing to put land forward for development to the south east of the town to help meet the housing figures set out in the Core Strategy and aid in regenerating the town centre.	Stone Curlew Buffer. No new empirical evidence presented. Infrastructure requirements not yet fully understood for South East option. Preliminary work indicates higher costs and environmental impacts.
Development of formal open space on Gallows Hill Scheduled Monument.	Football Association and Breckland Council.	Issues and Options	This area of land to the north of the town could be used for formal open space such as for football. This could meet the town's shortfall in open space.	The provision of sports fields at Gallows Hill was discounted after advice from English Heritage highlighted the potential damage that impact could cause on the Scheduled Monument. The site is also home to two locally important beetles and also offers the opportunity for habitat creation. The required sports fields to support the development can be accommodated within the Thetford Urban Extension. Gallows Hill now has its own policy.
Relocating Charles Burrell Humanities School	Norfolk County Council.	Issues and Options.	An issue with this school is its reputation with educational achievement. A new venue for secondary education could be effectively starting again and could help with education attainment and wider regeneration.	As a result of the final funding award from the Government, an alternative strategy for education is being planned at the time of writing. This involves the location of all secondary education offer in the town (the Academy) to the north of the town with no central education facility.
No specific policy on Community Buildings rather continue with provision on new developments.	Breckland Council	Preferred Options	This would see community centres provided on new residential estates.	Historically struggled in the past to make ends meet in terms of running and maintenance. Preferred approach is that of the community using school facilities. Community buildings could still be built if need proven and sustainability in terms of management and efficient use of resources proven.
6,500 dwellings by 2026	EERA, Breckland Council, Thetford Town Council.	Core Strategy	The Core Strategy allocated 6,500 dwellings to Thetford, the majority to be delivered as an urban extension. This amount could enable the regeneration of the town as well as meeting local housing need.	The local case for 6,000 homes in Thetford was founded on the need to support the local economy, meet housing need and support the wider regeneration of the town. At the time of the Core Strategy examination in 2009 there was very little local objection to the housing figures or the rationale for growth and regeneration in Thetford. As the evidence base for Thetford develops, it has become clear that accommodating growth will not be without its challenges and a more flexible approach, whilst in broad conformity with the Core Strategy, is required. Breckland Council has prepared a more detailed topic paper which provides additional information on the housing numbers contained in this document. The TAAP plans for 5,000 dwellings. See Could not find 1338556773789 for more information.

Option	Origin of option.	Point in TAAP production option identified.	What the option is intended to achieve.	Reason for rejection
Development north of A11	Kilverstone and Crown Estate and assessed as part of the Growth Framework and Infrastructure Study (EDAW 2007)	Issues and Options.	This option would provide more housing in the Thetford area.	<p>At this stage, BDC remain of the view that residential, retail and employment development (i.e. built development) to the north of the A11 will not form part of the TAAP proposals. This is set out clearly in the adopted Core Strategy and endorsed by Inspectors considering that document. There has been no material change in the justifying reasons to consider land north of the A11 for built development in this Final Draft TAAP.</p> <p>The reasons include (in no order of priority):</p> <ul style="list-style-type: none"> ● The key site for the beetle (<i>Ophonus laticollis</i>) nationally is near Gallows Hill, Thetford (Croxtan Hall Farms), north of the A11 where the beetle lives on ESA arable margins and in the adjacent uncultivated field edges. On the basis of decline, the species became a Priority Species in the UK Biodiversity Action Plan process; ● Transport: Housing and employment development to the north of the A11 would inevitably encourage greater car use, contrary to national and local policies and harming the strategic function of the A11; ● The A11 would also act as a potential barrier to encouraging sustainable modes of travel; ● Croxtan Village: Potential issues regarding coalescence of Thetford and Croxtan village; ● Housing/employment to the north of the A11 would likely result in an isolated satellite development not well connected physically or as part of the community of Thetford; ● Landscape and views: The Green Infrastructure Study (Land Use Consultants, 2007) highlighted the landscape of the area around Croxtan village as rural and tranquil in nature. It recommended that development should respect existing skylines and elevated views, most notably from Croxtan and the A1066, and the horizon/skyline features of these views, such as woodland blocks and Scots pine windbreaks, in addition to the lowland valley/location and context of Thetford. Housing/employment north of the A11 would be contrary to this advice; and, ● Breckland SPA: housing and employment development to the north of the A11 is likely to be near to the Breckland SPA.
A new (southern) link road.	Members of the public.	Issues and Options.	This option would see a new road from the Bury Road to the A11 (London Road). One benefit of this could see a reduction in through traffic in the town, especially HGVs.	A transport strategy to deliver the TAAP has been produced and does not recommend a new link road. Furthermore, environmental and economic constraints mean delivery of such an option is not feasible or viable.
Part time traffic lights on roundabouts.	Breckland Council and member of the public.	Draft Final.	The A11 roundabouts could have signals operating at peak hours to assist in the flow of traffic but these could be turned off at other times of the day so as to not delay other traffic - i.e. Part time signals and normal roundabout rather than full time signals.	The geometry of stand alone roundabouts and those with traffic signals are different, as such it is not possible to have part time signals unless a roundabout is designed to work as a roundabout with no signals. This would effect the viability of the scheme as well as take more land. Increasing the size of the Brandon Road/A11 junction for example would impact more on the SPA and SAC land.

Option	Origin of option.	Point in TAAP production option identified.	What the option is intended to achieve.	Reason for rejection
A new town 5 miles from Thetford.	Member of the public.	Draft Final.	To avoid any negative impacts of the growth on the town, have a new settlement nearby.	It is felt that such a proposal is not feasible as a result of the environmental constraints around Thetford. It would not benefit the town centre nor prompt regeneration of the whole town. This option has not been appraised elsewhere in the Development Plan process.
No more houses/let the town grow organically.	Member of the public.	Issues and Options.	Concern that such a large amount of growth would cause problems, so let the town grow naturally rather than planning such a growth.	The plans for Thetford are based on household need as opposed to target populations. The household numbers are informed by demographic factors as well as economic trends including net in and out migration levels. Household targets were agreed at a regional level with broad support for the numbers from Breckland Council, Thetford Town Council and a number of infrastructure companies. Breckland Council was supportive of the household targets on the basis of their ability to meet identified household need in the Breckland area and the broad argument that 6,000 homes would equate to 12,000 people and raise Thetford's population by 2026 to 40,000. This population growth is considered necessary to underpin regeneration by raising Thetford's size to that similar to Bury St Edmunds current population and thereby encouraging investment. Landowners been promoting land for last decade in one form or another - development could have come forward in the area regardless of the TAAP. The TAAP will guide that development be including policies that will need to be addressed. Growth is likely to happen over 15 years or more. See above regarding 6,500 dwellings versus 5,000 dwellings.
Requiring Planning Applications to set out an approach to meeting the Government's timetable of tightening the building regulations.	Breckland Council	Draft Final	This would give the Council certainty that such standards will be met.	This would repeat existing national guidance and as such would add nothing to the effectiveness and flexibility of the document.
A policy on Structural Tree Planting as Part of the Northern Development	Breckland Council	Draft Final.	Tree planting could mitigate some of the effects of the development.	This requirement is included in the policy on Strategic Design Guidelines for the Urban Extension.
A tariff approach to collecting developer contributions	Breckland Council	Issues and Options	Similar to Milton Keynes' approach.	During the process of producing the TAAP, CIL regulations have been published and are being further refined. The CIL work is being investigated separately.
Bury Road Gas Works allocation in the TAAP.	Breckland Council	Issues and Options	This brownfield land could be developed as it is unused at the moment.	Whilst included in the Preferred Options version of the TAAP, over the period of producing the TAAP, given the constraints on the site (scheduled monument and contaminated land) the final option is not to allocate it as it cannot be demonstrated that it will definitely come forward for redevelopment in the plan period.
Policy on Concept Statements	Roger Evans Associates and Breckland Council	Preferred Options	The aim of the concept statements is to establish and set out the design ideas and principles that should inform the areas and give each their own identity	Originally identified as part of the Urban Design Framework (Roger Evans Associates 2009), this featured in the Preferred Options consultation but has been replaced by TH19 (Thetford Urban Extension strategic Design Principles), TH1 (Thetford Town Centre), TH6 (Thetford Railway Station), TH36 (Regeneration Proposals in Existing Residential Areas) and TH37 (Existing Employment Areas). Furthermore, some work has been undertaken with regards to the existing residential areas.

Option	Origin of option.	Point in TAAP production option identified.	What the option is intended to achieve.	Reason for rejection
Trident Business Park	Kilverstone Estate	Preferred Options	Land within the curtilage of Kilverstone Hall would be developed as mixed use and could meet some of the employment and housing requirements.	<p>The essence of the concept statement idea has been taken forward in different ways.</p> <p>The proposal put forward by the Kilverstone landowner would have seen a mixed use business park near Kilverstone Hall to the south east of Thetford. This was ruled out however as it is in the Stone Curlew Buffer. Furthermore, the required employment land in Thetford can be accommodated within the Thetford Urban Extension.</p>

Table 5.1 Options not taken forward as part of Final Draft TAAP

6 Predicting the Effects of the DPD

6.1 Predicting the effects of the DPD is necessary in order to consider the potential changes to the identified baseline conditions, with and without actions. The prediction of effects seeks to consider the direct and indirect effects of the policies against the baseline and considers the scale, probability and impact of them. This includes a prediction of the effects of any other alternative options that have been identified through this process. These are indicated by FD for policy in Final Draft TAAP and AO for Alternative Options.

6.2 The following tables summarise these effects:

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary/ Permanent	Probability of Occurrence
Loss of low quality agricultural land around Thetford	All proposed land allocation options. Employment, education, community facility and religious building policies.	% dwellings / employment / retail on greenfield land.	--	Between the existing town and the A11.	Long	Permanent	Certain

Table 6.1 SA Objective 1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings

6.3 Comment: The TAAP plans for 5,000 homes to be built and 40 Ha of employment land between 2008 and 2026. There is also an identified lack of previously developed land in the Town. As such there can only be one effect of the DPD in relation to SA Objective 1, which is the loss of greenfield land around the town.

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
The links between water and biodiversity taken into account.	TH17, TH24	Quality of water, Levels of abstraction, Number of non residential property meeting required BREEAM standard, Number of dwellings developed to 105 l/h/d	+	Wider Thetford Area	Medium to long	Permanent	Uncertain
Measures associated with various parts of the watercycle are provided.	TH17, TH18, TH19, TH20, TH24, TH35	Quality of water, Levels of abstraction, Number of non residential property meeting required BREEAM standard, Number of dwellings developed to 105 l/h/d	+	Wider Thetford Area	Medium to long	Permanent	Uncertain

Table 6.2 SA Objective 2: Limit water consumption to the capacity of natural processes and storage systems

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Reduced greenhouse gas emissions per capita	TH2, TH4, TH5, TH6, TH6AO1, TH6AO2, TH7, TH8, TH10, TH10AO1, TH10AO2, TH11, TH12, TH14, TH15, TH19, TH20, TH25, TH26, TH27, TH32, TH32, TH35, TH36	% of people in the District commuting to work by car, Number of new developments that provide 10% of their energy from renewable sources, Number of businesses using REVACTIVE, Walking and Cycling levels, Single occupancy car use levels, Number of non residential property meeting required BREEAM standard.	++	National and Global	Long	Permanent	Uncertain
Increased greenhouse gas emissions, due to increased single occupancy car use.	TH3AO3, TH4AO1, TH4AO2, TH5AO1, TH25AO1, TH26AO1, TH28, TH29, TH32AO3	% of people in the District commuting to work by car, Walking and cycling levels, Single occupancy car use levels.	--	National / Global	Long	Temporary	Uncertain
More housing and employment buildings will result in more embodied energy and use of raw materials.	Policies result in more resi and non resi development.	Number of non residential property meeting required BREEAM standard.	--	National / global	Long	Permanent	Uncertain

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Renewable energy provision	TH16, TH20, TH32, TH35	Number of new developments that provide 10% of their energy from renewable sources.	+	National / Global	Long	Permanent.	Certain

Table 6.3 SA Objective 3: Reduce Contributions to Climate Change

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Increased and improved recycling and composting rates within Thetford.	TH19, TH36	% of household waste collected which is recycled and composted.	++	County wide	Medium term	Permanent	Uncertain

Table 6.4 SA Objective 4: Minimise waste production and support the recycling of waste.

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Development within the flood zones which increases the localised risk of flooding	TH2, TH3	Ha of development permitted in areas at risk of flooding, Planning applications approved against Environment Agency advice.	-	Localised to areas identified as being at risk.	Long Term	Permanent	Uncertain
Timely provision of well designed SuDS.	TH16, TH17, TH20, TH24	Number of SuDS approved by SuDS body. Number of SuDS installed.	+	Local	Long term	Permanent	Certain
Production of Surface Water Management Plans.	TH16, TH17, TH24	Surface Water Management Plans produced. Features of SWMP implemented.	+	Local	Long term	Permanent	Certain

Table 6.5 SA Objective 5: To Avoid and Manage Flood Risk

Effect	Policy Option	Indicators	+ or - effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Local Biodiversity habitats deteriorate as a result of development	Land allocations AO1, TH16aAO1, TH21AO1, TH22AO1, TH28	% of SSSI in favourable or recovering condition	--	Localised to development/ biodiversity areas	Medium to Long	Permanent	Uncertain
Alternative facilities provided to take people away from sensitive habitats.	TH9	Progress on the provision of alternative facilities.	+	Town wide	Medium to long term	Permanent	Uncertain
Sites identified for their importance to biodiversity are afforded a high degree of protection and their enhancement sought.	TH9, TH16, TH22	% of SSSI in favourable or recovering condition	++	District wide	Medium to Long	Temporary	Uncertain
New habitat creation.	TH9, TH20, TH21, TH22, TH24	Progress on creation of new habitats (ha).	+	Town wide	Medium to long	Permanent	Uncertain

Table 6.6 SA Objective 6: Protect, Conserve, Enhance and Expand Biodiversity and Promote and Conserve Geodiversity.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
New development provides quality environments that respond to local landscape and townscape character.	TH2, TH6, TH9, TH10, TH11, TH10AO1, TH10AO2, TH19, TH20, TH21, TH22, TH23	Ha of development within a Conservation Area.	++	Localised in areas identified for development.	Long term	Permanent	Uncertain

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Scale of development harms local landscape and the character of settlement, eroding distinctiveness	Land allocations AO1, TH20AO2, TH21AO1, TH22AO1, TH30bAO1	Ha of development that is permitted in areas of landscape classed as highly sensitive in the Breckland Settlement Fringe Study, Locally distinct features of landscape lost.	?/-	Localised in areas identified for development.	Long term	Permanent	Uncertain

Table 6.7 SA Objective 7: Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Development pressures damage the character of the historic environment	TH3AO2, TH11AO1, TH22AO1, TH23AO1, TH29AO1	Number of applications granted contrary to expert advice,	--	Town wide, with particular reference to conservation areas	Long	Permanent	Uncertain
The character of the historic environment is conserved and enhanced	TH2, TH6, TH7, TH11, TH18, TH22, TH23, TH29	Number of historic buildings or structures restored.	+	Town wide, with particular reference to conservation areas	Long	Temporary	Uncertain
Buildings with historic value are conserved and enhanced	TH2, TH6, TH7, TH23		++	Town wide	Medium to Long	Temporary	Uncertain

Table 6.8 SA Objective 8 Conserve, and where appropriate, enhance the historic environment

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Growth is located in areas where there is, or will be convenient access to healthcare and social facilities.	TH34	Number of GPs and Dentists provided.	+	Town wide	Medium	Temporary	Uncertain
Adequate services provided with development.	TH4, TH5, TH34	Access to essential services and facilities (indices of deprivation).	+	Town wide	Medium	Temporary	Uncertain
Thetford's status being a Healthy Town is acknowledged.	TH4, TH5, TH8, TH34, TH10, TH13, TH15, TH25	Mortality rate from all circulatory diseases at aged under 75, Obesity among primary school aged children in Year 6,	+	Town wide	Short to medium	Temporary	Uncertain
Development benefits the health and wellbeing of Thetford residents.	TH5, TH8, TH34, TH10, TH10AO1, TH10AO2, TH13, TH16c, TH17, TH19, TH20, TH25	Obesity in adults, Health Impact Assessments completed with proposals.	+	Town wide	Short to medium	Temporary	Uncertain

Table 6.9 SA Objective 9: Improve the health and well being of the population

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Reduction in the fear of crime and occurrence of crime.	A common thread to many policies.	Recorded crimes per 1000 people.	+	Localised around areas of change	Medium	Temporary	Uncertain

Table 6.10 SA Objective 10: Reduce and prevent crime and reduce the fear of crime.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Open space and play equipment is provided and protected in order to address the existing shortfall in the town relative to the NPFA standard.	TH10, TH10AO1, TH10AO	Hectares of open space delivered/contributions received through the new developments, Play equipment provided to meet current shortfall.	++	Town wide	Long term	Permanent	Uncertain

Table 6.11 SA Objective 11: Improve the quality and quantity of publicly accessible open space

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Healthy and vibrant town centre to serve the needs of Thetford residents.	TH2, TH3, TH3AO1, TH3AO2, TH4, TH5, TH6, TH6AO1, TH29	Number of vacant retail units, Masterplan completed, Delivery of masterplan, Bus interchange delivered.	++	Town Wide	Short	Temporary	Uncertain
Essential services become more accessible	TH3, TH3AO1, TH3AO2, TH4, TH5, TH6, TH6AO1, TH6AO2, TH34, TH13, TH25, TH26, TH29, TH33	Accessibility to essential services and facilities (indices of deprivation), Floorspace of key services lost to re-development of other uses, Number of Primary School places, Number of Secondary School places, Population within 400m of bus stops, Number of GPs and Dentists.	++	Town Wide	Long	Temporary	Uncertain
Essential services planned for and provided at the right time.	TH33, TH34	Accessibility to essential services and facilities (indices of deprivation), Number of Primary School places, Number of Secondary School places, Population within 400m of bus stops, Number of GPs and Dentists.	++	Town wide	Long	Temporary	Uncertain

Table 6.12 SA Objective 12: Improve the Quality, Range and Accessibility of Essential Services

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Sufficient and appropriate housing is secured for all in need.	Land allocations enable housing, but all policies support the housing.	Number of affordable dwellings built per annum, Existing estate regeneration progress.	++	District wide	Long term	Permanent	Certain
Essential services become more accessible.	TH3, TH3AO1, TH3AO2, TH4, TH5, TH6, TH6AO1, TH6AO2, TH34, TH17, TH25, TH26, TH29, TH33	Access to services, Number of Primary School places, Number of Secondary School places, Population within 400m of bus stops, Number of GPs and Dentists.	+	Town wide	Long term	Permanent	Uncertain
Communities are able to mix.	TH10, TH10AO1, TH10AO2, TH33, TH35	Provision of community facilities if required, Better use of existing facilities, Provision of open space (new development), Provision of play equipment (new development), Provision of play equipment (meet shortfall).	+	Town Wide	Long term	Permanent	Uncertain

Table 6.13 SA Objective 13: Redress inequalities related to age, gender, disability, race, faith and income.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Sufficient and appropriate housing is secured for all in need	Land allocations enable housing, but all policies support the housing.	Number of affordable dwellings built per annum, Net new dwellings, Average house price.	++	Town wide	Medium	Temporary	Uncertain

Table 6.14 SA Objective 14: Ensure all groups have access to affordable, decent and appropriate housing.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
The vitality and viability of the town centre is sustained and enhanced.	TH2, TH3, TH3AO1, TH3AO2, TH4, TH5, TH6, TH6AO1, TH29, TH31	% of non-retail uses on defined primary and secondary retail frontages, A Class floor space (m ²), Number of vacant retail units, Town Centre masterplan, Bus interchange.	+	Town Wide.	Medium to Long	Temporary	Fairly Certain
The vitality and viability of the town centre is undermined due to increased retail development outside town centre, loss of retail frontages in town centre, and lack of supporting infrastructure	TH3AO3, TH31AO1, 2 and 3.	% of non-retail uses on defined primary and secondary retail frontages, A Class floor space (m ²) Number of vacant retail units, Town Centre masterplan. Bus interchange.	-	Town Wide	Medium to Long	Temporary	Uncertain

Table 6.15 SA Objective 15 Increase the Vitality and Viability of Existing Town Centres

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
A better range of employment opportunities is provided that reflects an enhanced skills base.	land allocations, TH3, TH3AO1, TH3AO2, TH28, TH29, TH30, TH38, TH33	Job Seekers, Allowance claimants, Employment land, allocated and developed.	++	Town wide	Long-term	Temporary	Uncertain
Strong Economic growth occurs resulting from diversification of employment opportunities, appropriate releases of land and balanced jobs, housing and service growth.	land allocations, TH2, TH3, TH3AO1, TH3AO2, TH28, TH29, TH30, TH33, TH38	Job Seekers, Allowance Claimants, Employment land allocated and developed.	++	Town wide	Long-term	Temporary	Uncertain
Education attainment improved.	TH33	GCSE attainment, Primary School places, Secondary School places.	+	Town wide	Medium to long term	Permanent	Uncertain

Table 6.16 SA Objective 16: Help people gain access to satisfying work appropriate to their skills, potential and place of residence.

Effect	Policy Option	Indicators	+ or - Effect on Baseline	Spatial Extent	Duration	Is the effect Temporary or Permanent	Probability of Occurrence
Strong Economic growth occurs resulting from diversification of employment opportunities, appropriate releases of land and balanced jobs, housing and service growth.	land allocations, TH2, TH3, TH3AO1, TH3AO2, TH28, TH29, TH30, TH33, TH38	Job Seekers Allowance Claimants, Employment Land Available (Ha), VAT registered and de-registered companies.	++	Town wide	Long Term	Permanent	Possible.

Table 6.17 SA Objective 17: Improve the efficiency, competitiveness and adaptability of the local economy

7 Evaluation of Effects

7.1 The requirements of the SA process means that it is necessary to identify and analyse what the significance of the potential effects of the Alternative and Preferred Options of the DPD are. The assessment of the significance of a predicted effect is difficult to undertake using a mathematical model and this SA has sought to use the expert judgement of the Planning Policy Team to assess the significance of each effect. Therefore, the following table illustrates the effects identified through prediction and provides an identification of the significance and supporting analysis.

7.2 The potential predicted effects of the alternative and final policies of the DPD are identified below.

Predicted potential effect	Significance (High/Med/Low)	Evaluation of the effect (including cumulative and synergistic effects)
Loss of low quality agricultural land around Thetford	Medium	This effect is medium significant as although greenfield land is a finite resource, the land that will be lost is Grade 4. Furthermore, there is insufficient brownfield land identified in Thetford to accommodate the level of housing, employment and infrastructure which will need to be built to meet the District's development needs. Therefore the DPD will impact on the baseline as a result of land being taken up by development however, the housing numbers reflect local need.
The links between water and biodiversity are taken into account	High	With the valuable landscapes and wildlife around Thetford, this could be seen as a highly significant effect. However, the Urban Extension is planned in an area of moderate landscape value. Water consumption will be addressed through policy and building regulations to limit the effect.
Measures associated with various parts of the water cycle are provided.	Medium	Water supply is an issue in the East of England. Thetford has two rivers running through it and associated flood zones. Design of the new developments would need to take these issues into account and can mitigate them - for example the use of SuDS or water efficiency devices. The town centre could be changed as a result of the TAAP. The existing town's water usage is high and could be addressed.
Reduced greenhouse gas emissions per capita	High	Climate Change is a significant issue on a number of different scales, it is a global issue effecting world wide natural processes, national in terms of its wider ranging effects on the biodiversity or risk of flooding of the country and local in terms of the biodiversity or risk of flooding in localised areas. The Thetford Area Action Plan seek to reduce the contributions to Climate Change through a range of measures including encouraging the enhancement of green infrastructure, potential for retro-fitting energy efficiency measures and using the recommendations from the Transport Study Stage 2 and the Energy Study. The significance of this reduction of greenhouse gas emissions in the town alone is dependant on the scale at which it is assessed. Clearly at the local level this would be of high significance and has been identified as such. Globally the reduction achieved across the District are less significant, although clearly a key part of a wider scope of actions, policies and programmes to tackle the issue of Climate Change.
Increased greenhouse gas emissions due to increased single occupancy car use.	High	This issues relates to work, school and leisure trips. As development will be further from the town centre as it is on the periphery of the existing town, residents could drive into the town centre or elsewhere around town. More shops could also be provided in the retail parks and could become more of an attraction resulting in more car journeys.
Modal shift to more sustainable forms of transport.	High	In order to address health, localised air pollution, contributions to climate change and congestion, modal shift away from single occupancy car use is essential.
More housing and employment buildings will result in more embodied energy and use of raw materials.	High	More development will use more materials and have associated emissions and loss of various raw materials. This is referred to as embodied energy.
Renewable energy provision	High	There are targets for more energy to be provided from renewables be it large scale or for individual buildings. The establishment of an ESCO is encouraged.
Increased and improved recycling rates within Thetford.	Low	Specific programmes and strategies are often enacted by other function or bodies and not wholly through the development control or forward planning process. Therefore there is doubt as to the significance of this effect in relation to the TAAP. However there is a section on 'bring recycling centres' which could help increase rates.
Development within flood zones which Increases Risk of Flooding.	High	Significant growth could bring pressure to development in areas at risk of flooding or have indirect effects that increase the risk of flooding to people, places and property. The same can be said for any changes in the Town Centre. Thus the significant amount of growth and regeneration that is promoted by the Thetford Area Action Plan presents the chance of increasing flood risk within the town. Coupled with the effects of Climate Change,

Predicted potential effect	Significance (High/Med/Low)	Evaluation of the effect (including cumulative and synergistic effects)
		a predicted effect of which is an increased risk of flooding in some locations, this effect is of high significance. This being said, there is still some uncertainty whether the policies of the DPD will have a significant direct impact on the effect, which might ultimately be defined by the exact location of development and change.
Timely provision of well designed SuDS.	High	Management of surface water is key to preventing downstream flood risk as a result of development. It is important that all new developments should provide appropriate Sustainable Drainage Systems (SuDS) for the disposal of surface water so that it is retained either on-site or within the immediate area, or other water retention and flood storage measures. SuDS reduce overall run-off volumes leaving the site, control the rate of flow and improve water quality before it joins any water course or other receiving body
Production of Surface Water Management Plans which are subsequently implemented.	High	
Local biodiversity habitats deteriorate as a result of development.	High	There are a high number of important European designated wildlife sites around Thetford. The Thetford Area Action Plan affords a high degree of protection to areas of special environmental importance. Therefore this effect is highly significant to the DPD. There are also more locally important species in the area such as the 2 Beetles studied in reports in the Literature Review. Because Biodiversity is an important issue to Thetford and its surroundings, these are highly significant effects. Separate to the requirements of SA/SEA an Appropriate Assessment of the DPD under the Habitats Regulations has been undertaken at all the statutory stages of document production. The outcomes of the submission HRA document are presented in the literature review and confirm that the Plan in itself will not have a likely significant effect on protected European Habitats and qualifying features.
Alternative facilities provided to take people away from sensitive habitats.	High	
Sites identified for their importance to biodiversity are afforded a high degree of protection and their enhancement sought.	High	
New Habitat Creation	High	
New development provides quality environments respective of local landscape and townscape character	Medium	The land around Thetford has diverse landscapes and locally distinctive patterns of development. This diversity is an important characteristic of the area. The TAAP requires particular consideration to be given to local character in the design of new development with particular regard to areas of landscape or historic importance. Therefore the significance of this effect should be medium.
Scale of development harms local landscape and the character of settlements, eroding distinctiveness.	Medium	There are a number of policies and proposals within the TAAP which seek to promote high quality design and, in addition, to locate new development in areas with the highest capacity to accommodate development into the landscape. However, this does not outweigh the predicted effect that the scale of Thetford's development needs will impact upon the character of the area's landscape and townscape. To reduce the effect the scale of development to the north of Thetford has been reduced from 6,500 to 5,000 homes given that the net developable area (following further evidence on constraints) is 135ha. To achieve 6500 dwellings would require average net densities in excess of 50 dwellings per hectare which would result in an unacceptably hard and dense urban edge to the town.
Development pressures damage the character of the historic environment	High	One of the underlying aims of the plan is for a regeneration of Thetford's town centre which has areas of Historic interest. This has the potential to damage the important fabric of the historic environment and therefore the significance of this effect is high. This effect will have to be read in conjunction with the other elements of the Core Strategy and Development Control Policies, which seek to preserve and enhance the historic environment.
The character of the historic environment is conserved and enhanced	High	Thetford has a conservation area and many historic buildings. These historic features contribute greatly to the character of the town. The Thetford Area Action Plan gives significant weight to the preservation and enhancement of the historic environment against a background of significant development. Therefore this effect is highly significant in relation to this DPD.
Buildings with historic value are conserved and enhanced	High	The TAAP gives significant weight to the preservation and enhancement of buildings with historic value. Therefore this effect is highly significant in relation to this DPD.
Growth is located in areas where there is or will be convenient access to healthcare and social facilities	High	Central to the TAAP is ensuring that the population has good access to essential services. In general this can include requiring provision to be made for those services in response to new development. Therefore the significance of this effect is relatively high and is essential to improving people's health and well-being across the Town.
Adequate services provided with development.	Medium	The TAAP has policies on education and health provision, as well as where to locate retail. The land allocations proposal includes some local centres for every day shopping. Therefore the plan is likely to provide adequate services. Note however that services like health and education for example are not provided by the Local Planning Authority and are often enacted by other function or bodies and not wholly through the development control or forward planning process.
Thetford's status as a Healthy Town is acknowledged.	High	Thetford received Healthy Town Status because it is an area of great change and has obesity and life expectancy problems. The health and wellbeing of Thetford's current and future residents is highly significant.

Predicted potential effect	Significance (High/Med/Low)	Evaluation of the effect (including cumulative and synergistic effects)
Development benefits the health and wellbeing of Thetford.	High	
Reduction in the fear of crime through design quality	Medium	Crime is an issue that will be taken into account in design work. Clearly there are other issues in combination with the design of places which contribute to the fear of crime and therefore the significance of this effect in relation to the DPD is only moderate.
Open space and play equipment is provided and protected in order to address the existing shortfall in Thetford relative to the NPFA standard.	High	Thetford has a large deficiency against the NPFA national standard for outdoor playing space provision. Some of the proposed policies support the provision of significant open space at a level in excess of the NPFA standards in order to address the shortfall in the Town. Consequently this effect is of high significance in relation to the DPD.
Healthy and vibrant town centre serves the needs of the Thetford residents	High	The Thetford Area Action Plan seeks to enhance the existing town centre. There is potential for an improved Bus Interchange. The DPD also supports the diversification of travel modes, which should contribute to the accessibility of the town centres. All of these elements of the strategy will help to increase the self containment of Thetford and therefore the health and vibrancy of the town centre. The significance of this is therefore high.
Essential services become more accessible	High	The Thetford Area Action Plan has policies on education and health provision, as well as where to locate retail. The land allocations proposal includes some local centres for every day shopping. Therefore the plan is likely to enhance service accessibility. Note that the provision of services is not provided wholly through the development control or forward planning process.
Essential services planned for and provided at the right time.		
Sufficient and appropriate housing is secured for all in need	High	The Thetford Area Action Plan supports housing to provide for the predicted needs of the District. This support takes the form of positively planning for significant numbers of new dwellings, securing an appropriate level of affordable housing and ensuring a mix of types and tenures commensurate with the needs of the area. The scale of development through the urban extension is determined at 5,000 homes with some 200 estimated through additional windfall sources. The 5,000 figure is informed by the land budget available (which is a reflection of environmental constraints) and by acceptable densities and consequential impacts for design and landscape at the local level.
Communities are able to mix.	High	The Thetford Area Action Plan has many policies which could provide the opportunity for Thetford's population - new and current, young and old and differing ethnicities to mix. With the amount of change anticipated and the current diversity within the population of Thetford, this is a highly significant effect.
The vitality and viability of town centres is sustained and enhanced	High	The Thetford Area Action Plan seeks to enhance the existing town centre. There is potential for a new 14-19 and adult education college, as well as an improved Bus Interchange. The DPD also supports the diversification of travel modes, which should contribute to the accessibility of the town centres. All of these elements of the strategy will help to increase the self containment of Thetford and therefore the health and vibrancy of the town centre. The significance of this is therefore high.
The vitality and viability of town centres is undermined due to increased retail development outside town centres, loss of retail frontages in town centres, and lack of supporting infrastructure	High	The TAAP seeks to provide a solution to retail that serves the needs of the existing town as well as the new development, that compliments and enhances the town centre, rather than competing with the town centre. Improvements to the town centre will help retain interest in the town centre by retailers and the community.
A better range of employment opportunities are provided that reflects an enhanced skills base.	High	The Thetford Area Action Plan seeks to provide for employment provision in the town through the allocation of appropriate types and levels of employment land. This strategy will be balanced with housing growth and environmental improvements, which will help to retain and attract skilled workers to the town. The provision of the new schools and also the 14-19 and adult education college in the centre of the town, should improve education attainment which in turn will enhance the skills base of the population.
Strong economic growth occurs resulting from diversification of employment opportunities, appropriate releases of land and balanced jobs, housing and service growth.	High	Strong economic growth will be achieved in the District through working closely with regional and local economic strategies which will deliver key infrastructure to bring land forward for development in Thetford and release appropriate levels of employment land around the town. This will also be assisted by balancing the growth of jobs to housing provision and enhancing accessibility to employment opportunities in the town by improving the range of transportation modes available.

Predicted potential effect	Significance (High/Med/Low)	Evaluation of the effect (including cumulative and synergistic effects)
Education attainment improved	High	Education in Thetford has been refreshed by the introduction recently of the Academy system, The TAAP seeks to build on this change by requiring enough school places to meet the demand of the urban extension. Education is also an acceptable town centre use.

Table 7.1 Predicted effects of the Alternative and Final Policies.

7.3 There is one principle, significant and un-resolvable conflict which has been predicted and this relates to the sustainability objective seeking to minimise the irreversible loss of undeveloped land. An identification has been made that insufficient brownfield land exists within the town to accommodate a significant proportion of the necessary growth and therefore substantial greenfield releases are inevitable. It is therefore key to identify all mitigation possible to this conflict, whilst ensuring that the benefits and consistencies in other areas of the DPD are maximised.

8 Mitigation of Adverse Effects and Maximisation of Beneficial Effects

8.1 The future development of Thetford in the period up to 2026 will result in substantial new housing, employment, retail and infrastructure growth. This level of growth is inevitably going to impact on the existing baseline conditions of Thetford that this report has identified. Many of these impacts will be positive, in terms of the impact on the economy and social considerations, and these should be maximised through policies and proposals wherever possible. However, with any level of growth, some of the results of development may be negative; therefore opportunities for mitigation measures should be identified. **The identification of mitigation is a requirement of the SEA directive.**

8.2 The Sustainability Appraisal framework provides an opportunity to set out what mitigation measures could be provided in order to minimise any negative effects of a policy or to maximise any benefits. These are brought together in the tables below for both the preferred approach and for other reasonable options. Please note it draws on the wider Breckland LDF.

Significant effect of preferred approach	Proposals for mitigation or enhancement
Loss of low quality agricultural land around Thetford	The loss of agricultural land to development around Thetford will be mitigated through the controlled release of land for development to ensure that the best use of brownfield land is made - Core Strategy Policy CP1. Also, thorough requirements to ensure the most efficient use of available land ensuring development is built at appropriate densities - Core Strategy Policy DC2 and DC16. Releases will also be made in line with identified development needs to ensure that excessive land is not allocated resulting in unnecessary loss of undeveloped land. In addition, new open space, green infrastructure and allotment provision will ensure loss is partly mitigated (and potentially in parts will result in a higher quality resource that is lost). Land to the north of the A11 will not be considered.
The links between water and biodiversity are taken into account.	Core Strategy Policy CP8 (natural resources) and to some extent DC13 (flood risk) could enhance this effect. Water Cycle Study and SFRA Stage 2 gives some recommendations that will be considered.
Measures associated with various parts of the water cycle are provided.	Core Strategy Policy CP8 refers to the use of SuDS and requires new development to be as water efficient as practicable. Water Cycle Study Stage 2 and SFRA 2 gives some recommendations that will be considered - including relevant code levels and BREEAM. Surface Water Management is addressed in various parts of the TAAP.
Reduce greenhouse gas emissions per capita.	The contribution to greenhouse gas emissions of the new development will be reduced through the promotion of commercial scale renewable or low carbon energy generation developments - Core Strategy Policy CP12 and DC15. During the plan period, building regulations will become stricter.
Increased greenhouse gas emissions due to increased use of single occupancy car.	The Core Strategy places a requirement on development to maximise their energy efficiency and provide a proportion of the energy needed by the development through on-site renewable methods - DC14 . The recommendations in the Energy Study Stage 2 should be considered. Post 2016, homes must be Zero Carbon. 2019 for non residential dwellings. The reliance on single occupancy car use will be minimised through the promotion of alternative methods of transport, such as walking and cycling. This will be achieved by ensuring usable and attractive infrastructure is provided through new development and that development creates good links to existing infrastructure where available - Core Strategy CP13. The recommendations in the Transport Study Stage 2 will be considered. Engage NCC as the Highways Authority in the TAAP process as well as Building Control Officers. The Thetford Loops and the wider walking and cycling network would provide for walking and cycling. The new Bus Interchange would help with modal shift. The overall aim of the plan is to provide for at least 5,000 jobs. This is reflected in the proposed land allocations as per the Draft Plan of Proposals. By providing jobs in line with housing, Thetford can strive for economic self containment thus reducing travel to work distances. Information from EEDA suggests one economically active adult per dwelling. Allotments would potentially reduce food miles and waste. Potential for use of BREEAM. TAAP's approach is to promote FEES in buildings to reduce energy consumption.

Significant effect of preferred approach	Proposals for mitigation or enhancement
Modal shift to more sustainable forms of transport.	<p>The reliance on single occupancy car use will be minimised through the promotion of alternative methods of transport, such as walking and cycling. This will be achieved by ensuring usable and attractive infrastructure is provided through new development and that development creates good links to existing infrastructure where available - Core Strategy CP13.</p> <p>The recommendations in the Transport Study Stage 2 will be considered.</p> <p>Engage NCC as the Highways Authority in the TAAP process as well as Building Control Officers.</p> <p>The Thetford Loops and cycling network would provide for walking and cycling.</p> <p>The new Bus Interchange would help with modal shift.</p> <p>The overall aim of the plan is to provide for at least 5,000 jobs. This is reflected in the proposed land allocations as per the Draft Plan of Proposals. By providing jobs in line with housing, Thetford can strive for economic self containment thus reducing travel to work distances. Information from EEDA suggests one economically active adult per dwelling.</p>
More housing and employment buildings will result in more embodied energy and use of raw materials.	<p>The recommendations in the Energy Study Stage 2 will be considered.</p> <p>As time goes by, building regulations will become stricter.</p> <p>BREEAM standards.</p> <p>TAAP's approach is to promote FEES in buildings to reduce energy consumption.</p>
Renewable Energy Provision	<p>The recommendations in the Energy Study Stage 2 will be considered.</p> <p>Post 2016, homes must be Zero Carbon. 2019 for non residential dwellings.</p>
Increased and Improved recycling rates within Thetford.	<p>The Core Strategy advocates the maximisation of recycling of waste produced by the existing and new populations and through construction - CP9. Specific actions and programmes will be enacted through other Council functions and other bodies and this is supported by the LDF.</p> <p>Consideration should be given regarding the provision of 'Bring' recycling sites.</p> <p>Engage waste experts in the process.</p> <p>NCC plan to provide an improved and larger household waste recycling centre as part of their capital programme..</p>
Development within the flood zones which increases the risk of flooding	<p>The Core Strategy (Policy DC13) advocates minimising the risk of flooding to people, places or property. This will be achieved through ensuring that allocations are located in areas where there is a low risk of flooding. In circumstances where development must occur in areas at risk of flooding then it will be expected that all practical flood risk measures will be put in place.</p> <p>The sequential and exception test as per PPS25 will be applied to any development proposed in the flood zones. Consideration will also be given to the wider effects of development to ensure that they do not result in a significantly higher risk of flooding to other places. Specific proposals for flood management or prevention infrastructure will be supported. This may include certain elements of green infrastructure or other types of natural space which will help to increase infiltration of ground water and minimise surface flows.</p> <p>Water Cycle Study Stage 2 and SFRA 2 gives some recommendations that should be considered, including some amendments to flood zones.</p> <p>Surface water addressed in many parts of the TAAP.</p>
Timely provision of well designed SuDS	<p>SuDS will be provided in line with guidance from Norfolk County Council. They can be multi functional to aid biodiversity and recreational use. NCC producing local SuDS guidance document.</p>
Production of Surface Water Management Plans which are subsequently implemented.	<p>SuDS will be provided in line with guidance from Norfolk County Council. They can be multi functional to aid biodiversity and recreational use. NCC producing local SuDS guidance document.</p>
Local biodiversity habitats deteriorate as a result of development.	<p>The Submission Core Strategy (Policies CP10, DC12 and CP11) protects Thetford's important biodiversity assets that are not otherwise protected though other legislation.</p> <p>Engage Natural England, BTO, Brecks Partnership and RSPB in the TAAP process.</p> <p>Habitats Regulation Assessment.</p>
Alternative facilities provided to take people away from sensitive habitats.	<p>Biodiversity Management Plans included in the TAAP.</p> <p>The biodiversity credentials of Gallow's Hill SM emphasised.</p> <p>Opportunities for habitat creation emphasised in the TAAP.</p>
Sites identified for their importance to biodiversity are afforded a high degree of protection and their enhancement sought.	<p>The Submission Core Strategy (Policies CP10, DC12 and CP11) protects Thetford's important biodiversity assets that are not otherwise protected though other legislation. Enhancement will be sought through contributions to the green infrastructure of the town (Core Strategy Policies DC11, DC12, CP11).</p> <p>Engage Natural England, BTO, Brecks Partnership and RSPB in the TAAP process.</p> <p>Habitats Regulation Assessment.</p> <p>Biodiversity Management Plans included in the TAAP.</p> <p>The biodiversity credentials of Gallow's Hill SM emphasised.</p> <p>Opportunities for habitat creation emphasised in the TAAP.</p>
Habitat Creation	<p>Gallows Hill Policy and Core Strategy Policy CP8 will encourage Green Infrastructure and encourage the River Valley Park.</p> <p>The biodiversity credentials of Gallow's Hill SM emphasised.</p> <p>Opportunities for habitat creation emphasised in the TAAP.</p>

Significant effect of preferred approach	Proposals for mitigation or enhancement
New development provides quality environments respective of local landscape and townscape character.	The Core Strategy promotes high quality through a criteria based Development Control Policy, DC16. Additionally, special consideration is given to the landscape of the entire District with emphasis given to the landscape character assessment and fringe study.
Buildings with historic value are conserved and enhanced.	Also special regard is given to the District's areas of particular historical and / or architectural interests - Core Strategy Policies DC17.
Scale of development harms local landscape and the character of settlements, eroding distinctiveness.	Scope is given for developments to be built at densities where local circumstances, including their character, dictate - Core Strategy Policy DC16.
Development pressures damage the character of the historic environment.	Consider recommendations in the two Historic Environment reports.
The character of the historic environment is conserved and enhanced.	Consider protecting the locally distinctive features of the landscape such as Pinelines and Woodblocks. Engage English Heritage and NCC's Historic Environment Service in the preparation of the TAAP.
Growth is located in areas where there is convenient access to healthcare and social facilities.	NHS Norfolk gives recommendations on Health Facilities required as a consequence of planned development. Engage the Healthy Town Team and NHS in the TAAP process.
Adequate services provided with development.	Submission Core Strategy Policy CP 4 states that ' <i>New development will be required to demonstrate that it will not harm the District's ability to improve the educational attainment, accessibility to services and jobs and health and well-being of Breckland's communities</i> '.
Thetford's status as a Healthy Town is acknowledged.	Transport Plan Stage 2 recommendations should be considered. The Thetford Loops could benefit health. Make new services readily accessible.
Development benefits the health and wellbeing of Thetford residents	Consider Health Impact Assessments and Health checklist.
Reduction in the fear of crime through design quality.	Design quality will be assured through the development control function of the Council, in consultation with the Police's Architectural Liaison Officer. This is achieved through the Submission Core Strategy by Policy DC16, which emphasises designing out crime. It will also be achieved through specific infrastructure policies which gives emphasis to ensuring that public open space and transport routes are well lit and surveyed.
Open space is provided and protected in order to address the existing shortfall in the District relative to the NPFA standard.	Police requirements provided for built facilities as a consequence of planned growth.
Healthy and vibrant town centre serve the needs of the Thetford residents.	The Thetford Area Action Plan should seek to provide open space. Allowing community use of school facilities should be considered. Submission Core Strategy Policies CP16 and DC11 refers to open space. Development on existing open space is resisted unless alternative provision of equal or greater recreational accessibility can be provided.
Essential services become more accessible	Areas for extra play equipment could be investigated. Provision of allotments is addressed in the TAAP. The multi-functionality of SuDS is endorsed in the TAAP.
Essential services planned for at the right time.	Town centre growth and change is supported Core Strategy Policy CP7. This will be coupled with balanced jobs and housing growth (CP3), improved design quality (DC16) and enhanced accessibility (CP13). Consider recommendations in the Draft Prospectus and Vision work. Potential for a detailed Masterplan for the Town Centre. Thetford Transport Study Stage 2 recommendations should be considered. A new bus interchange and a 14-19 Forum would go some way to help with this issue. Include recommendations in the Retail Studies. Consider recommendations in SFRA2. Refer to the Thetford Historic Environment Assessment.
Sufficient and appropriate housing is secured for all in need	The Submission Core Strategy has Policies CP4 and DC19 which relate to various services. Thetford Transport Study Stage 2 recommendations will be considered. Health and Education improvements presented in the TAAP. Health and Education Officers should be engaged in the TAAP process.
	The ranges for housing numbers set out in Core Strategy Policy CP1 and subsequent Housing Topic Paper will ensure that adequate housing is provided in Thetford based upon predicted needs. The TAAP has the potential to deliver at least 5,200 homes reflecting available land budget. Alternative options to increase this number by introducing additional development sites are assessed in Section 5 of this report but are not reasonable (or deliverable) due to environmental constraints. No new agreed evidence is available to revisit the adopted Stone Curlew constraint zone. Notwithstanding the reduction in housing numbers the TAAP continues to deliver sufficient and appropriate housing within the available land budget.
	In addition to overall numbers of houses, the Core Strategy Policy DC2, DC4 and DC5 prescribes the nature of the housing (size, type and tenure) and the level of affordable housing that will be required from a developer. This will ensure that the housing provided is appropriate to the needs of Thetford. More detailed plans for the growth of Thetford will be presented in the TAAP. Engage Landowners in the TAAP process.

Significant effect of preferred approach	Proposals for mitigation or enhancement
	Housing providers and the Council's Strategic Housing Team engaged in the production of the TAAP.
Communities are able to mix	Consider the recommendations in the Community Infrastructure Audit. Pro-actively engage the community in the TAAP process. Engage Keystone Development Trust in the TAAP process. Ensure key stakeholders and organisations are preparing for the development.
The vitality and viability of town centres is sustained and enhanced	Town centre growth will be supported through enhanced service and facility provision, delivered through the development control process and this Area Action Plan. This will be coupled with balanced jobs and housing growth, improved design quality and enhanced accessibility. Consider recommendations in the draft Prospectus and Vision work. Potential for a detailed Masterplan for the Town Centre. Thetford Transport Study Stage 2 recommendations will be considered. A new bus interchange would go some way to help with this issue. Include recommendations in the Retail Studies. Refer to the Thetford Historic Environment Assessment.
The vitality and viability of town centres is undermined due to increased retail development outside town centre, loss of retail frontages in town centre and lack of supporting infrastructure.	Promote the vacant units. Consider recommendations in the draft Prospectus and Vision work. Potential for a detailed Masterplan for the Town Centre. Thetford Transport Study Stage 2 recommendations should be considered. A new bus interchange would go some way to help with this issue. Include recommendations in the Retail Studies. Refer to the Thetford Historic Environment Assessment. Engage English Heritage and NCC's Historic Environment Service in the preparation of the TAAP.
A better range of employment opportunities are provided that reflect an enhanced skills base.	Skills base enhanced through the appropriate and timely provision and expansion of schools. This effect is coupled to an improved range of jobs delivered through restructuring the economy with appropriate allocations and designations of land.
Strong economic growth occurs resulting from diversification of employment opportunities, appropriate releases of land and balanced jobs, housing and service growth.	The above, in conjunction with other projects and schemes, will improve the potential to attract and retain a skilled workforce. Allocate adequate employment land. Investigate improvements to the existing employment estates.
Education Attainment improved.	Changes to education in Thetford. Provision of the correct number of Primary Schools in the right place at the right time. Allow for change and expansion of the Academy. Engage Education officers in the TAAP process. Allow community usage of school facilities.

Table 8.1 Mitigation and Maximisation of the predicted Effects of the TAAP.

9 Proposals for Monitoring

9.1 The current baseline data table in Appendix A includes a significant number of indicators defined in national, regional and local documents and indicators developed to aid the appraisal of the Core Strategy. Each of these indicators has been used to build up a picture of the Thetford's social, environmental and economic characteristics. Although each of these are valuable in expressing the town's performance, the annual assessment of each indicator would result in considerable effort, resources and substantial new monitoring. In addition, many of the indicators cannot be monitored annually as they are only available from external sources which would prevent this (such as the Census).

9.2 Therefore, in order to provide a more manageable monitoring requirement, a reduced number of indicators have been selected to provide monitoring of the 17 SA objectives. These will be updated annually and included with the production of the Council's LDF Annual Monitoring Report (AMR). The findings of these indicators will help measure how well the plan contributes to sustainable development and inform future reviews of plans and policies. The table below illustrates these indicators against their relevant SA objectives. It also highlights the significant effects that have been identified in this SA, grouped with the relevant SA Objective.

No.	SA Objective <i>Relevant significant effect.</i>	Headline Monitoring indicator(s)
1	Minimise the irreversible loss of undeveloped land and productive agricultural holdings. <i>Loss of low quality agricultural land around Thetford.</i>	% of dwellings / employment / retail completed on previously-developed land and greenfield land, Density of new developments, Allotment provision
2	Limit water consumption to the capacity of natural processes and storage systems. <i>Links between water and biodiversity are taken into account and Measures associated with various parts of the water cycle are provided.</i>	Levels of water abstraction/ Average household water consumption (ltr/head/day), Quality of water in watercourses, Number of dwellings in the existing town retrofitted with water efficiency measures.
3	Reduce contributions to Climate Change <i>Reduced or increased greenhouse gas emissions per capita, Embodied energy of new build and loss of raw materials and Increased/reduced single occupancy car use</i>	Number of developments providing 10% of the energy they require from renewable sources, Installed renewable energy capacity (MW), Greenhouse gas emissions per capita, Carbon Offsetting, Walking and cycling and bus usage rates, Number of dwellings in the existing town retrofitted with energy efficiency measures.
4	Minimise waste production and support the recycling of waste. <i>Increased and improved recycling rates within Thetford.</i>	% of household waste collected which is recycled and composted
5	To avoid, reduce and manage flood risk <i>Development within flood zones which increases risk of flooding, Well designed SuDS provided in a timely manner and Surface water management plans produced and subsequently implemented.</i>	Permissions given contrary to EA advice, Provision of SuDS, Production of SWMPS, Implementation of SWMPS.
6	Protect, conserve and enhance, and expand biodiversity and promote and conserve geodiversity. <i>Local biodiversity habitats deteriorate as a result of development, Alternative facilities provided to take people away from sensitive habitats and Sites identified for their importance to biodiversity are afforded a high degree of protection and their enhancement sought.</i>	Condition of SSSI (% of sites in favourable and recovering condition), Progress of habitat creation, Monitoring of species, Number SAC and SPA.
7	Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character. <i>New development provides quality environments respective of local landscape and townscape character and Scale of development harms local landscape and the character of settlements, eroding distinctiveness.</i>	Building for Life Criteria, Number of historic buildings/structures restored.
8	Conserve and where appropriate enhance the historic environment <i>The character of the historic environment is conserved and enhanced and Buildings with historic value are conserved and enhanced.</i>	
9	Improve the health and well-being of the population <i>Growth is located in areas where there is or will be convenient access to healthcare and social facilities, Adequate services provided with development, Thetford's status as a Healthy Town is acknowledged and Development benefits the health and wellbeing of Thetford.</i>	Adult obesity levels, Childhood obesity levels (school aged children in Year 6), Deaths of under 75s from circulatory diseases per 1,000 population, Numbers of GPs and Dentists, Number of developments using the health checklist.
10	Reduce and prevent crime, and reduce the fear of crime. <i>Reduction in crime through design quality.</i>	Recorded Crimes per 1000 population
11	Improve the quality and quantity of publicly accessible open space <i>Open space is provided and protected in order to address the existing shortfall in Thetford relative to the NPFA standard, More play equipment provided in existing town and Developers provide the correct amount of open space as per the Core Strategy.</i>	Provision/Financial Contribution of children's play Ha/£, Provision/Financial Contribution of outdoor sports Ha/£
12	Improve the quality, range and accessibility of essential services and facilities <i>Healthy and vibrant town centre serves the needs of Thetford's residents, Essential services become more accessible, Essential services planned for and provided at the right time, Cycling network provided, and Bus services and facilities provided.</i>	Indices of Multiple Deprivation - Barriers index, Numbers of school places, dentists and GPs provided above 2009 baseline, Progress on cycle network, Levels of cycling, Progress on bus improvements, Levels of bus usage.

No.	SA Objective <i>Relevant significant effect.</i>	Headline Monitoring indicator(s)
13	Redress inequalities related to age, gender, disability, race, faith, location and income. <i>Communities are able to mix.</i>	Indices of Multiple Deprivation, Fuel Poverty indicator.
14	Ensure all groups have access to affordable, decent and appropriate housing. <i>Sufficient and appropriate housing is secured for all in need.</i>	Net number of new houses built, Number of houses built by tenure and size, Number of affordable dwellings built.
15	Increase the vitality and viability of existing town centres. <i>The vitality and viability of the existing town centre is sustained and enhanced and The vitality and viability of the town centre is undermined due to increased retail development outside the town centre, loss of retail frontages in the town centre and lack of supporting infrastructure.</i>	Number of vacant retail units, A Class floor space, % non retail on primary and secondary frontages.
16	Help people gain access to satisfying work appropriate to their skills, potential and place of residence <i>A better range of employment opportunities are provided that reflects an enhanced skills base and Educaiton attainment improved.</i>	% of residents by ward on Job Seekers Allowance, GCSE attainment - 5 A to C including English and Maths.
17	Improve the efficiency, competitiveness and adaptability of the local economy. <i>Strong economic growth occurs resulting from diversification of employment opportunities, appropriate releases of land and balanced jobs, housing and service growth.</i>	Employment land availability, Employment land developed, VAT registered businesses: registrations / deregistrations (% end of year stock).

Table 9.1 SA objectives, the predicted significant effects of the TAAP and monitoring indicators.

A Baseline Data

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source	
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings	% of dwellings completed on previously developed land	2009/10	84%	81%	??	No data	Increase amount of completions on previously-developed land. Regional target of 50% completions on PDL. National target of 60% on PDL by 2008.	Much of the future growth of Breckland is to be on greenfield land.	Breckland Annual Monitoring Report. East of England Plan Annual Monitoring Report.	
		2008/9	100%	79%	72%	No data				
		2007/8	100%	87%	72%	No data				
2. Limit water consumption to the capacity of natural processes and storage systems	Number of dwellings/units retrofitted with water efficiency devices.	Data to be monitored.								
		2009/10	143 (Anglia Water)	146 (Industry Average for England and Wales)	In Future Water, the Government's Water Strategy for England, we outlined our ambition to reduce household water use by at least 20 litres per person per day by 2030. Each person in the UK uses an average 150 litres of water per day, which is higher than many of our northern European neighbours and is unsustainable in the long term, particularly in areas of low annual rainfall.					www.ofwat.gov.uk
		2008/9	147 (Anglia Water)	146 (Industry Average for England and Wales)	There has been a steady increase in the household consumption of water. It is believed that there has been no clear underlying increase in per person consumption per year. However it is suggested that lifestyle changes are reflected in the increases in water consumption.					Service and delivery - performance of the water companies in England and Wales annual report, supporting information, security of supply.
		2007/8	150 (Anglia Water)	147 (Industry Average for England and Wales)	Abstractions from all surface and ground waters have risen from 1995 due to societal demands, population increase, changing in household patterns and climate change. National figure is for England and Wales.					www.defra.gov.uk
		2006/7	146 (Anglia Water)	148 (Industry Average for England and Wales)						e-Digest Statistics about: Inland Water Quality and Use
Estimated abstractions from all surface and ground waters (Ml/day) (total).		2008	7,108 (Anglia Water)	54,925 (England and Wales)						
		2007	7,722 (Anglia Water)	57,820 (England and Wales)						
		2006	7,715 (Anglia Water)	59,752						

Objective	Indicator	Date	Thetford	Breckland	East of England	National (England and Wales)	Target	Local Trend/Assessment	Data source
3. Reduce contribution to climate change	% rivers graded as good and very good biological quality - % length (GQA).	2008	No comprehensive data at this scale. Monitoring stations are located sporadically.	92.81	80.23	75.1	Increase in water quality	Biological water quality is generally increasing. National figure is for England and Wales.	Environment Agency Note that the EA are in a transition phase as they switch to using the new Water Framework Directive methodologies of assessing river quality. The changes mean the GQA for 2007 is no longer comparable to the historical GQA data set.
		2007		100	76.42	75.3			
		2008		0	6.49	5.3			
		2007		0	6.66	5.5			
		2008		70.64	51.35	81.8			
		2007		67.14	51.87	94.5			
	% of rivers in fair chemical quality - percentage length (GQA)	2208	No comprehensive data at this scale. Monitoring stations are located sporadically.	4.56	11.81	5.1	Domestic UK The longer term goal is to cut emission by 60% from the current levels by 2050 with real progress by 2020. Discussions ongoing at Government level regarding further reductions.	Chemical water quality is generally increasing. National figure is for England and Wales.	DECC website. NI 186: Per capita reduction in CO2 emissions in the Local Authority area
		2007		0.94	11.02	5.9			
		2008		8.4	6.9	6.8			
		2007		9.0	7.1	6.9			
						(England)			
						(England)			

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
		2006		9.2	7.3	7.1 (England)		(which has a large amount of commercial activity but a low population). Breckland's figures are higher than regional and national.	
	Generation of electricity from renewable sources, (GWh)	2009	Unknown	Unknown	2,137.4	25,184 (UK)	Government target of 10% of UK electricity from renewables by 2010. Regional target of 10% by 2010 and 17% by 2020.	The East of England is the highest region in the UK as a whole in the generation of electricity from renewable sources in 2009. Most of the East's renewables come from landfill gas. Near to Thetford there is the EPR Thetford Power Station which is a 39MW and delivers 912MW of power to the National Grid each day. (2008 figures). Total electricity supplied in the UK fell steadily between 2006 and 2009, with 2009 the lowest level since 1998. Supply from coal-fired stations fell by 16.6 per cent, to a record low in 2009, with supply from gas also falling, by 6.1 per cent from 2008's record level. After falling to its lowest level since 1998 in 2007, due to the closure of two stations, supply from nuclear fell again by 16.7 per cent in 2008, through a high level of outages.	Energy Trends publication found at www.decc.gov.uk
		2008	Unknown	2,164.1	21,597 (UK)				
		2007	Unknown	1,902.5	19,646 (UK)				
	Installed capacity of sites generating electricity from renewable	2009	Unknown	679.6	8,030.6 (UK)				
		2008	Unknown	710.7	6,803.1 (UK)				
	Sources (MWe)	2007	Unknown	477.7	5,703.3 (UK)				

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
	Annual average concentration of nitrogen dioxide (µg/m ³)	2008						With nuclear stations coming back online, supply began to pick up again in late 2008, and 2009 saw an increase of 31.7 per cent on the previous year.	Environment Agency - What's in your backyard . Enter relevant postcode Data updated annually.
	No of days when fine particle concentration found to be in bandings 'moderate' or 'higher' (PM10)	2008							
	% households with at least one car or van	2001	75.52	83.09	80.20	73.22 (England and Wales)	No specific targets exist.	Thetford has a lower level of car ownership than the rest of Breckland and is therefore more consistent with the national average.	2001 Census
	% of persons driving to work by car or van	2001	60.35	70.1	58.88	55.23 (England and Wales)	No specific targets exist although there is a target for a general decrease in single occupancy car usage.	Thetford is lower than the rest of the District but higher than the regional and national average.	2001 Census
	Average distance travelled to fixed place of work (km)	2001	12.85	17.87	15.88	13.31 (England and Wales)	No specific targets exist, although the aim would be to reduce the distance travelled to fixed place of work.	Thetford has a lower average commuting distance than the rest of the district, region and country.	2001 Census
	Road Transport CO ₂ emissions. (kt)	2008	No data at this level.	418	11,373	82,834 (England)	General target is one of reducing emissions of greenhouse gasses.	Breckland's figures are similar to South Norfolk and King's Lynn and West Norfolk.	DECC website. NI 186: Per capita reduction in CO ₂ emissions in the Local Authority area
		2007		422	11,828	86,321			

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
		2006		425	11,706	85,589			
	Per Capita Road Transport CO2 emissions. (t)	2008	No data at this level.	3.2	2.0	1.6	General target is one of reducing emissions of greenhouse gasses.	Breckland's per capita emissions associated with transport are almost double that of England's average.	
		2007		3.3	2.1	1.7			
		2006		3.3	2.1	1.7			
	Number of dwellings/units retrofitted with energy efficiency devices.	Data yet to be monitored.							
	Number of businesses gaining advice from the REV Active programme (received site visit)	2010/11	27	118 (Total)	N/A as REVACTIVE is a local initiative.				Breckland Council Economic Development Team.
4. Minimise waste production and support the recycling of waste	% of household waste collected which is recycled and composted.	2009/10	No data at this level	41.13% (12.75% composted)	No data		BDC target of 43% for 10/11	Recycling rates compare very well with regional and national figures. Breckland has improved greatly in the last 2 years with the aid of initiatives of promotion of recycling. Currently a reduction in domestic waste going to landfill.	Breckland Council Environmental Services Team.
		2008/9		41.79% (12.89% composted)	No data	37 (England)			
		2007/8		42.44% (11.6% composted)	No data	34.5 (England)			

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
5. To avoid, reduce and manage flood risk.	Planning applications approved against Environment Agency advice (or objection) on flood risk grounds.	2006/7		39.3 % (11.1% of this is composting)	38%	31 (England)			
		2008/9	0	3	No data	No data	Environment Agency's aim would be for such decisions to be as few as possible.	Breckland has zero applications approved contrary to EA advice.	Environment Agency website. High Level Target 5: Development and flood risk in England. Breckland AMR.
		2007/8	0	0	No data	115 (minor and major development)			
6. Protect, conserve and enhance and expand biodiversity	Total number of SSSI's	2006/7	0	0	No data	106 (minor and major development)			
		2009	3	48	565	4115	95% of SSSI land to be favourable or recovering condition by 2010.	Breckland condition of SSSI's has improved and is better than the regional and national statistics as a whole.	Natural England.
		2008	3	48	565	4114			
	2007	3	48	565	4113				
	% of SSSI areas in favourable condition	2009	45%	81%	64.5%	43.8%			
		2008	45%	81%	65.9%	44.5%			
		2007	45%	81%	66.6	44.8%			
	% of area unfavourable or recovering condition	2009	55%	13.3%	13.9%	44.4%			
		2008	55%	13.2%	13.1%	38.1%			
		2007	55%	13.0%	11.4%	30.2%			
	% of areas unfavourable or no change condition	2009	0	5.4%	8.0%	7.8%			
		2008	0	5.4%	6.8%	11.7%			
2007		0	5.6%	7.3%	16.3%				
% of area in unfavourable or declining condition	2009	0	0.3%	13.6%	4.0%				
	2008	0	0.3%	15.2%	5.5%				
		2007	0	0.4%	15.7%	8.6%			

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source			
	% of area destroyed or part destroyed condition	2009	0	0	0	0.1%	No set targets.	The RIG in Breckland is Newton by Castle Acre chalk pit - GR TF 837149 Another potential RIG is Gt Hockham erratic boulder - GR TL 953924	Norfolk Geodiversity Partnership			
		2008	0	0	0	0.1%						
		2007	0	0	0	0.1%						
	Number SPA	2009	1	1	24	81				<p>National: Achieve an increase in the number of churring males to 4800 by 2016.</p> <p>Maintain the current range of nightjar (there were 269 occupied 10 km squares in 2004).</p> <p>Increase the range to 305 occupied ten km squares by 2016 (a 13% range increase in 12 years).</p> <p>In the long term (next 20 years), restore nightjar to parts of its former range in, for example, south-west England, west Midlands, north-west England, south-west Scotland and Northern Ireland.</p>	Breckland figures are for the number of recorded churring males in the Breckland SPA - note that some areas were subject to greater survey efforts than others.	<p>www.norfolkbiiodiversity.org</p> <p>www.ukbap.org.uk</p> <p>RSPB</p>
		2008	1	1	24	81						
		2007	1	1	24	80						
	Number of SAC	2009	1	4	30	236						
		2008	1	4	30	236						
		2007	1	4	30	236						
Number of Ramsar Sites	2009	0	1	26	70							
	2008	0	1	26	70							
	2007	0	1	26	69							
Change in number and area of designated geological SSSIs and RIGS	2009	0	0	26	70							
	2008	0	0	26	70							
	2007	1	1	26	69							
Number of churring male nightjars	2004	Data not available	351	774 (95% confidence level) (not all of East of England)	4606 (UK) (95% confidence level)							

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
							<p>Norfolk: Maintain as a minimum 313 breeding pairs of nightjar in Norfolk in the existing 2004 range of 14 ten km squares. By increasing the area of suitable habitat, increase the possible breeding and feeding areas for the nightjar, and so provide scope for further population expansion in the county.</p>		
	Number of Stone Curlews Breeding Pairs.	2009	Not measured	230 (including an estimate for Thetford)	251	354 (England)	<p>National: Increase the breeding population in the present UK range to 200 pairs by 2000 and 300 pairs by 2010. Encourage recolonisation of the past breeding range. Increase the population breeding on semi-natural grassland to 120 pairs by 2000.</p>	<p>The stone curlew is a rare and declining species, numbers of which have fallen by 85% in the past 50 years, and more than 50% since 1960. It is now largely restricted to two areas of the country, Breckland and Wessex.</p> <p>Breckland figures are for the Breckland SPA and areas of suitable habitat outside of its immediate boundary.</p> <p>Theford area and Breckland figures are a minimum as area north of A1066 not monitored in recent years.</p>	<p>www.norfolkdiversity.org</p> <p>www.ukbap.org.uk</p> <p>RSPB</p>
		2008	6	216	238	351 (England)			
		2007	2	206	223	347 (England)	<p>Norfolk: Maintain the breeding population in Breckland (Norfolk as well as Suffolk) at no fewer than 172 pairs. Increase the breeding population in Norfolk and Suffolk to at least 225 pairs by 2010. Maintain a minimum of 7 breeding pairs in North Norfolk with a target of 15 breeding pairs by 2010. Consolidate and increase the protection, range and numbers of birds in the north-west Norfolk population. Encourage the re-colonisation of the past breeding range in Norfolk and Suffolk. Increase the proportion of population nesting on semi-natural grasslands and grass heaths to 20%</p>		

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
							where they would be less reliant on intervention and less susceptible to any future changes in farming practice. Maintain a minimum productivity of 0.70 fledged chick per pair by intervention on arable and reserve management where appropriate.		
	Number of Woodlark	2006	No data available	470 (95% confidence level) (The Brecks)	No data available.	3064 (95% confidence level) (England)	<p>National: Achieve an increase in the number of breeding pairs in the UK, from 1,500 breeding pairs to 2,150 by 2018 (a 43% increase in 12 years). Increase the range of the woodlark from 90 to 125 ten km squares, including the recolonisation of Wales and south-west England, by 2018.</p> <p>Norfolk: Maintain as a minimum 200 breeding pairs of woodlark in Norfolk in the existing range of 16 ten km squares. (Target to be reviewed following the results of the 2006 national survey.)</p> <p>By increasing the area of suitable habitat, increase the possible breeding and feeding areas for the woodlark, and so provide scope for further population expansion in the county.</p>	There are an estimated 3,063 territories in England in 2006. Breckland figures are for the Breckland SPA and areas of suitable habitat outside of its immediate boundary.	
7. Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Development meeting Building for Life Standards.		Data not collected to date. Will be collected from April 2009.						
	Hectares of development permitted in areas		Data not collected to date.						

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
8. Conserve and where appropriate, enhance the historic environment.	of important landscape quality.								
	Number of listed buildings (all grades)	2010	182		Comparison at this level is irrelevant. This is more of a local issue.		No set target	N/a	Historic Buildings Team
		2009	182						
		2008	182						
		2007	182						
	Number of Listed Buildings at Risk (all grades)	2010	7						
		2009	7						
		2008	7						
		2007	7						
	Number of historic buildings and or structures restored and brought back into use	2010	0						
2009			Data to be monitored. Essentially the baseline is zero.						

Table A.1 Environment related baseline indicators.

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source	
9. Improve the health and well being of the population	Total population	2001	21,588	121,418	5,388,140	52,041,916 (England and Wales)	No target.	UK as a whole has as ageing population. It has been suggested that this is due to the post-World War II baby boom and, to a lesser degree due to high birth rates in the late 1960s, when national birth rates were falling. Breckland is also a popular destination for retirement and second home owners.	Census 2001	
		Mid 2009	24,220	129,900	5,766,600	54,809,100	No target	Population is estimated to be increasing. E and W - England and Wales.	Norfolk County Council demographics.	
	Mid 2008	24,700	129,200	5,717,400	54,454,700 (E and W)					
	Mid 2007	24,000	129,900	5,661,000	54,072,000 (E and W)					
	Mid 2006	23,662	128,300	5,606,600	53,728,800 (E and W)					
	Life Expectancy		2010	No data	79.4 (m) 82.8 (f)	No data	77.9 (m) 82 (f)	No set target.	General increase in life expectancy.	www.apho.org.uk Health Profiles.
			2009	No data	79.1 (m) 82.6 (f)	No data	77.1 (m) 81.8 (f)	(National figures for England)		
			2008	No data	78.6 (m) 82.3 (f)	78.3 (m) 82.3 (f)	77.3 (m) 81.6 (f)			
	Obese Adults (%)		2007	No data	78.3 (m) 81.9 (f)	78.0 (m) 81.8 (f)	76.9 (m) 81.1 (f)		General increase in obesity in adults.	
			2009	No data	29.1	No data	23.6	General target is so reduce incidences. (National Figures for England)		
			2008	No data	29.1		23.6			
	Obesity among primary school aged children in reception year (%)		2007	No data	24.8		21.8			
			2009	No data	8.6	No data	9.6		General increase in obesity in year 6 children.	
			2008	No data	7.8		9.9			

Objective	Indicator	Date	Thetford	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
	Mortality from Heart Disease and Stroke.	2010	No data	59.1	No data	74.8		General decrease in % of incidence.	
	Directly age standardised rate per 100,000 population under 75 years of age.	2009	No data	63.7		79.1			
		2008	No data	70.8		84.2			
		2007	No data	81.1		90.5			
10. Reduce and prevent crime and reduce and prevent the fear of crime.	All recorded crimes.	2010/11	1859	5490			Generally a reduction in crime.	All crime rates are reducing. Breckland's rates are well below regional and national averages. There are pockets of higher crime rates within Breckland. Theft's rates are above District and National Averages but lower than the Regional average. Rate based on 2008 mid year population estimate.	Norfolk Constabulary
		2009/10	1772/71.74	5505/41.77	368,001/59.00	4,338,604/79.76			
		2008/9	1678/67.94	5616/42.61	395,036/68.96	4,703,814/86.40			
		2007/8	1986/82.75	6317/48.63	420,054/74.20	4,950,671/91.56			
	Dwelling burglary.	2010/11	64	182					
		2009/10	56/2.27	210/1.59	46,511/8.12	540,655/9.94			
	Number/Rate per 1,000 population	2008/9	55/2.23	169/1.28	49,375/8.62	581,397/10.68			
		2007/8	43/1.79	122/0.94	49,687/8.78	583,699/10.79			
	Vehicle crime.	2010/11	167	490					
		2009/10	161/6.52	551/4.18	41,420/7.23	494,987/9.10			
Number/Rate per 1,000 population	2008/9	109/4.41	447/3.39	49,833/8.7	592,117/10.88				
	2007/8	167/6.96	497/3.83	56,714/10.02	656,549/12.14				
Violent crime	2010/11	428	1141						
	2009/10	389/15.75	1038/7.88	70,197/12.25	871,712/16.03				
Number/Rate per 1,000 population	2008/9	351/14.21	1064/8.07	69,248/12.09	903,993/16.61				
	2007/8	387/16.13	1100/8.47	73,727/13.02	961,188/17.78				

11. Improve the quality and quantity of publicly accessible open space	Provision/Financial Contribution of children's play Ha/£	2007	Children's Play Comparison to NPFA Standard (2001): -16.30	Not relevant - NPFA figure is the comparison.	All dwellings in major housing areas must be within 1.2km of outdoor sports areas.	There is a large provision in Thetford.	Breckland District Council - Open Space Assessment 2007.
	Provision/Financial Contribution of outdoor sports Ha/£	2007	Outdoor Sports Comparison to NPFA Standard (2001): -6.75	Not relevant - NPFA figure is the comparison.			

<p>12. Improve the quality, range and accessibility of essential services and facilities</p>	<p>Population weighted average road distance (KM) to a primary school</p>	<p>2010</p>	<p>Castle, E01026468: 0.8 Abbey, E01026465: 0.7, E01026466: 2.0, E01026467: 0.6 Saxon, E01026474: 1.3, E01026475: 0.8, E01026476: 0.8, E01026477: 0.4, E01026478: 1.0 Guildhall, E01026469: 0.8, E01026470: 2.6, E01026471: 2.3, E01026472: 2.2, E01026473: 0.5</p>	<p>In terms of children's play areas, all dwellings in housing areas should be within 100m of a LAP, 400m of a LEAP and 1000m of a NEAP.</p>	<p>No set target.</p>	<p>CLG Underlying indicators of the IMD 2010 - Barriers</p>
<p>Population weighted average road distance (KM) to a primary school</p>	<p>2007</p>	<p>Castle, E01026468: 0.8 Abbey, E01026465: 0.7, E01026466: 2.0, E01026467: 0.6 Saxon, E01026474: 1.3, E01026475: 0.8, E01026476: 0.8, E01026477: 0.4, E01026478: 1.0 Guildhall, E01026469: 0.8, E01026470: 2.6, E01026471: 2.3, E01026472: 2.2, E01026473: 0.5</p>	<p>See map: Underlying indicators of the IMD 2010 - Barriers on the CLG website where 2004, 2007 and 2011 data sets can be shown in map format to give an impression at these geographical scales.</p>	<p>Much of Thetford appears to have good access to the various services and facilities. The furthest distance is 2.6Km.</p>		
<p>Population weighted average road distance (KM) to a food store</p>	<p>2010</p>	<p>Castle, E01026468: 0.7 Abbey, E01026465: 0.8, E01026466: 0.7, E01026467: 0.5, E01026474: 1.1, E01026475: 1.3, E01026476: 0.7, E01026477: 1.1, E01026478: 1.3 Guildhall, E01026469: 0.9, E01026470: 2.6, E01026471: 2.3, E01026472: 0.7, E01026473: 1.6</p>				
<p>Population weighted average road distance (KM) to GP premises ID 2007</p>	<p>2007</p>	<p>Castle, E01026468: 0.7 Abbey, E01026465: 1.1, E01026466: 2.4, E01026467: 1.9 Saxon, E01026474: 1.5, E01026475: 1.1, E01026476: 1.7, E01026477: 1.5, E01026478: 2.4 Guildhall, E01026469: 1.1, E01026470: 2.2, E01026471: 1.9, E01026472: 2.6, E01026473: 1.8</p>				

Population weighted average road distance (KM) to a Post Office	2010	Castle, E01026468: 0.6 Abbey, E01026465: 1.7, E01026466: 2.2, E01026467: 2.3, Saxon, E01026474: 1.5, E01026475: 0.8, E01026476: 0.7, E01026477: 0.7, E0102678: 1.2 Guildhall, E01026469: 1.1, E01026470: 1.9, E01026471: 1.6, E01026472: 2.4, E01026473: 0.5				
	2007	Castle, E01026468: 0.6, Abbey, E01026465: 1.7, E01026466: 2.2, E01026467: 2.3, Saxon, E01026474: 1.5, E01026475: 0.8, E01026476: 0.7, E01026477: 0.7, E0102678: 1.2, Guildhall, E01026469: 1.1, E01026470: 1.9, E01026471: 1.6, E01026472: 2.4, E01026473: 0.5	2127			
	Number of primary school places		2009			
	Number of secondary school places		2009	1526		
Number of Dentists		2009	12.25			
Number of GPs		2009	7			

13. Redress inequalities relating to age, gender, disability, race, faith, location and income.	Index of multiple deprivation average score	2007	No data	15.30	N/A	N/A	Decrease Breckland's rank in index of multiple deprivation	1 most deprived in England; 354 least deprived. Breckland has pockets of deprivation but averages favourably. Its ranking has increased since 2004.	The English Indices of Deprivation by CLG
		2004	No data	14.48					
	Rank of average score	2007	No data	213	N/A	N/A	Decrease number of people in fuel poverty.	Breckland's ratings are about average. There are pockets of higher rates in the District however.	www.decc.gov.uk - Fuel Poverty Regional statistics.
		2004	No data	222					
	Rank of Local Concentration	2007	No data	218	N/A	N/A	Decrease number of people in fuel poverty.	Breckland's ratings are about average. There are pockets of higher rates in the District however.	www.decc.gov.uk - Fuel Poverty Regional statistics.
		2004	No data	232					
	Rank of income scale	2007	No data	159	N/A	N/A	Decrease number of people in fuel poverty.	Breckland's ratings are about average. There are pockets of higher rates in the District however.	www.decc.gov.uk - Fuel Poverty Regional statistics.
		2004	No data	176					
	Rank of employment scale	2007	No data	178	N/A	N/A	Decrease number of people in fuel poverty.	Breckland's ratings are about average. There are pockets of higher rates in the District however.	www.decc.gov.uk - Fuel Poverty Regional statistics.
		2004	No data	190					
	% Households in Fuel Poverty	2006	No data	16%	N/A	N/A	Decrease number of people in fuel poverty.	Breckland's ratings are about average. There are pockets of higher rates in the District however.	www.decc.gov.uk - Fuel Poverty Regional statistics.
		2007	No data	178					
	Maps can be found from page 10 onwards in the 2006 Fuel Poverty Model document available here: http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/regional/regional.aspx								

14. Ensure all groups have access to affordable, decent and appropriate housing.	Number of new houses built (net)	2007/8	54	625	26,726	162,390 (England - Permanent Dwellings)	Seek delivery of new houses in accordance with requirements of East of England Plan	It is important to mention that the council changed the way it monitors housing completions from the financial year 2003/04	Annual Monitoring Report
		2006/7	77	500	24,897	167,690 (England - Permanent Dwellings)			
		2005/6	79	No data	24,524	165,730 (England - Permanent Dwellings)			
	Amount dwellings Completed that are 'affordable' Affordable in Breckland context is homes provided through RSL.	2007/8	0	97	7,200	53,730	Core Strategy aims for 40% affordable housing.	Low % due to the sites granted permission are under lower thresholds. Due to government targets and predicted population growth these figure are likely to increase.	
		2006/7	4	29	5,580	44,570			
	Average House Price (£)	2010 Q2	122,000	-	218,000	199,000	To build more affordable and low cost homes	Note that these figures are averages across different types of dwellings. Trend graphs can be found for Thetford and East of England and England by clicking on the hyperlinks. Thetford's house prices are below the Regional averages.	
									2005/6

Table A.2 Social related Baseline indicators

Objective	Indicator	Date	Thetford	Breckland	East of England	England & Wales	Target	Local Trend/Assessment	Data source
15. Increase vitality and viability of existing town centres	No. of vacant retail units	2008/9	14	50	No data	No data	Reduce number of vacant retail units and 'dead' shop frontages.	Higher order shopping centres outside the district attract shoppers from within Breckland which results in a leakage of expenditure away from the district. The number of vacant retail units in Thetford has doubled since 2006/7.	Breckland District Council AMR
		2007/8	11	62					
		2006/7	7	45					
16. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	% of Key Stage 4 (GCSE) 5+ Passes @ A-C inc Eng & Maths	2008/9	26	48	52	50	No specific target other than as many as possible.	Quidenham falls in the catchment for Old Buckenham High School and Snetterton within the catchment of Attleborough High School - it is assumed that the secondary school aged pupils in those villages go to those schools.	NCC Children services
		2007/8	32	48	50	48			
		2006/7	31	46	48	46			
	Gross Weekly pay, Full time, all workers. (£)	2009	No data	395	479.1	490.2	No target.	Figures are by residence: Median earnings in pounds for employees living in the area. Breckland's figures are less than regional and national figures.	www.nomisweb.co.uk
		2008		384.8	498.7	479.3			
		2007		376.1	479.1	459.0			
	Hourly pay, Full time, all workers. (£)	2009	No data	9.21	11.89	12.46	No set target	A peak seems to have been reached in May 2009. Rates in the Abbey Ward are the highest in Thetford, with Guildhall being the lowest.	www.nomisweb.co.uk
		2008		9.35	12.44	12.01			
		2007		8.99	11.94	11.50			
	Job Seekers Allowance Claimants. % is a proportion of resident working age population.	Feb 2010	Abbey - 6.5 Castle - 5.3 Saxon - 6.0 Guildhall - 1.9	3.2	No data	3.9 (GB)	No set target	A peak seems to have been reached in May 2009. Rates in the Abbey Ward are the highest in Thetford, with Guildhall being the lowest.	www.nomisweb.co.uk
Nov 2009		Abbey - 6.0 Castle - 4.5 Saxon - 5.3 Guildhall - 1.9	3.0	No data	3.8 (GB)				
Aug 2009		Abbey - 7.3 Castle - 4.0 Saxon - 5.9 Guildhall - 2.6	3.4	No data	4.2 (GB)				

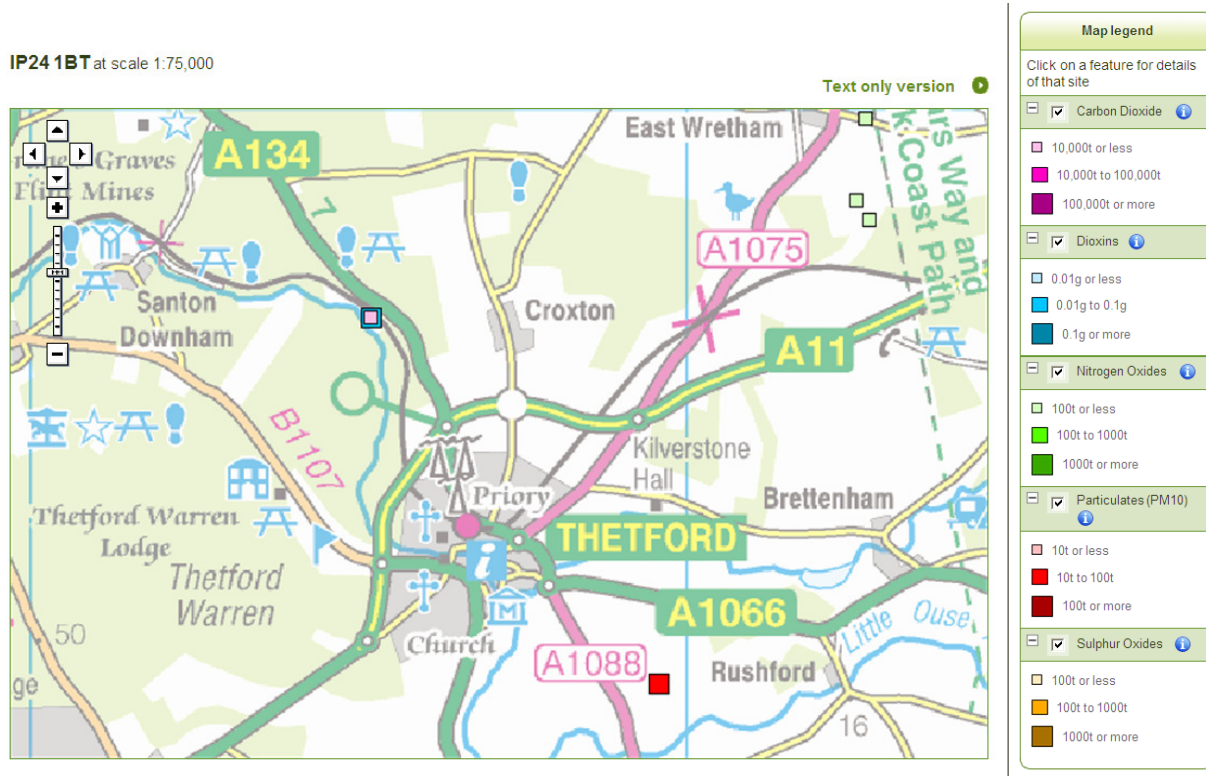
Objective	Indicator	Date	Thetford	Breckland	East of England	England & Wales	Target	Local Trend/Assessment	Data source	
17. Improve the efficiency, competitiveness and adaptability of the local economy.	Amount of employment land available	May 2009	Abbey - 8.0 Castle - 5.8 Saxon - 6.1 Guildhall - 3.2	3.6	No data	4.1 (GB)				
		Feb 2009	Abbey - 7.3 Castle - 4.9 Saxon - 5.5 Guildhall - 2.7	3.2	No data	3.6 (GB)				
		Nov 2008	Abbey - 5.2 Castle - 2.6 Saxon - 4.1 Guildhall - 1.5	2.2	No data	2.7 (GB)				
		Aug 2008	Abbey - 4.4 Castle - 1.5 Saxon - 3.4 Guildhall - 1.0	1.7	No data	2.2 (GB)				
		April 2010			No data	No data			AMR	
	VAT registered businesses: registrations	2007	No data	6.8 6.3	9.6 7.2	10.2 7.3		No set target	VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. As such they are used widely in regional and local economic planning. Registrations seem to have decreased over time. Note that the available data is only up until 2007.	www.nomisweb.co.uk
		2006	No data	7.7 5.6	8.9 7.1	9.4 7.4				
		2005	No data	8.0 5.8	9.3 7.2	9.6 7.				

Table A.3 Economic related baseline indicators.

B Maps Referenced in Baseline Data

B.1 This section includes some maps to display some baseline data spatially.

Air Pollution



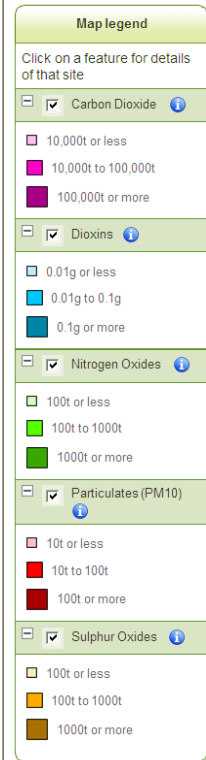
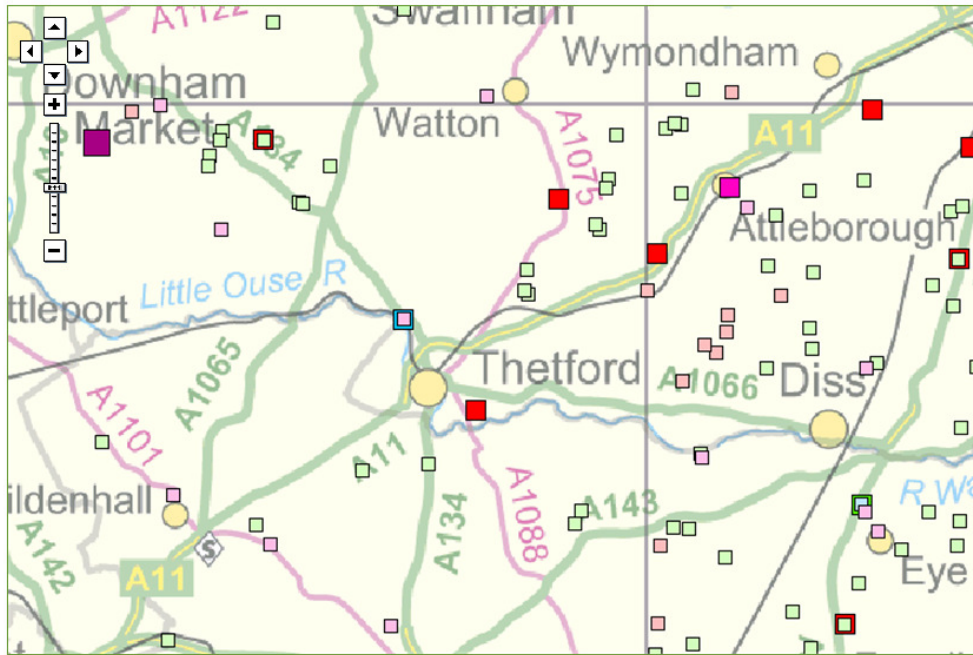
Map B.1 Map showing Air Pollution in the Thetford Area. Source: Environment Agency, What's in Your Backyard.

Health

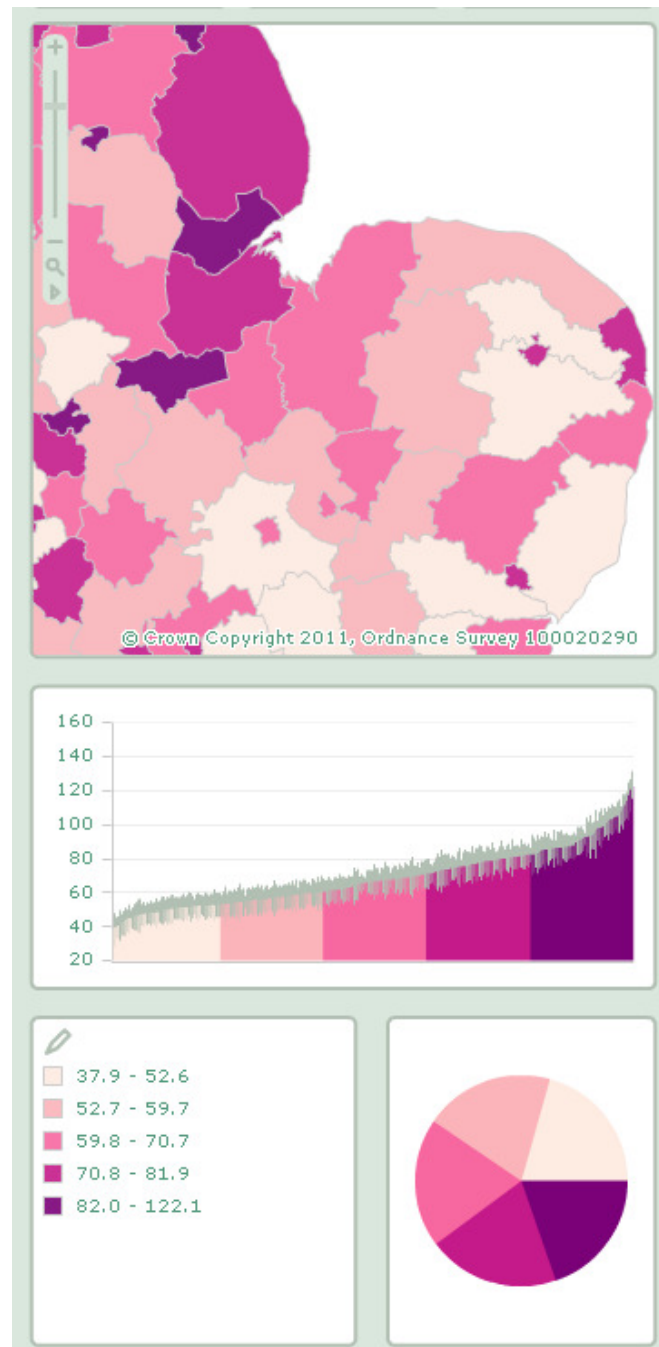
B.2 Data is available only at a Breckland level. Breckland District is central to the maps.

IP24 1BT at scale 1:300,000

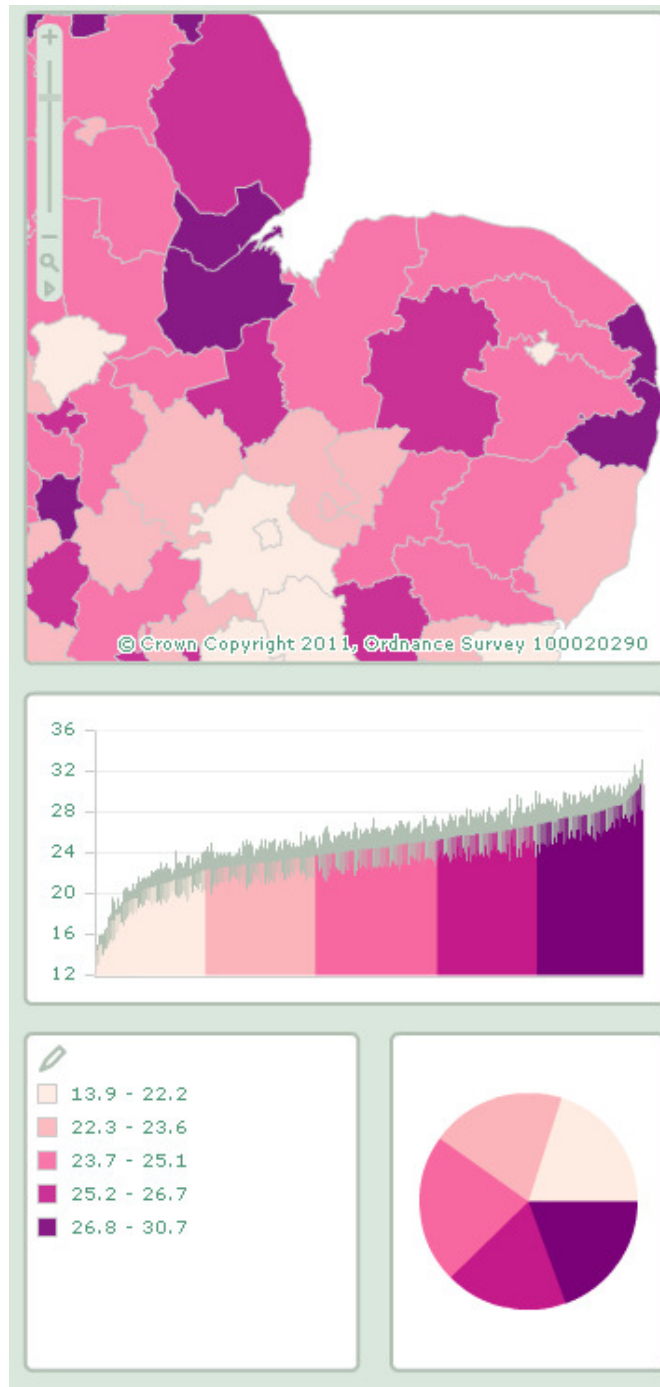
Text only version



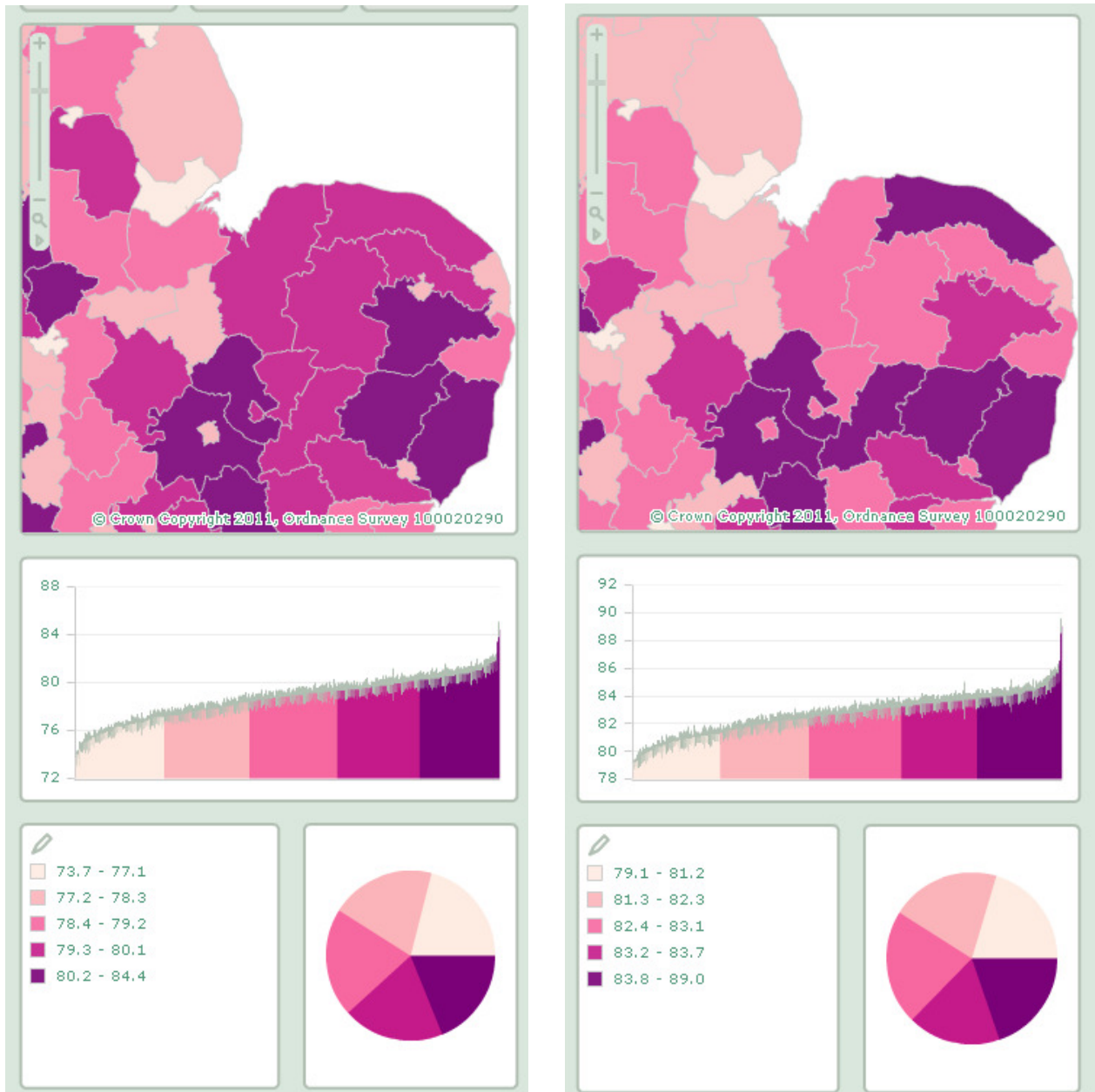
Map B.2 Map showing Air Pollution in the wider Thetford Area. Source: Environment Agency, What's in Your Backyard.



Map B.3 Map showing Heart Disease and Stroke early deaths 2007 to 2009. Directly age standardised rate per 100,000 population under 75, 2007-2009. Source: APHO Health Profiles.



Map B.4 Map showing Obese Adults. % adults, modelled estimate using Health Survey for England 2006-2008 (revised). Source: APHO Health Profiles.



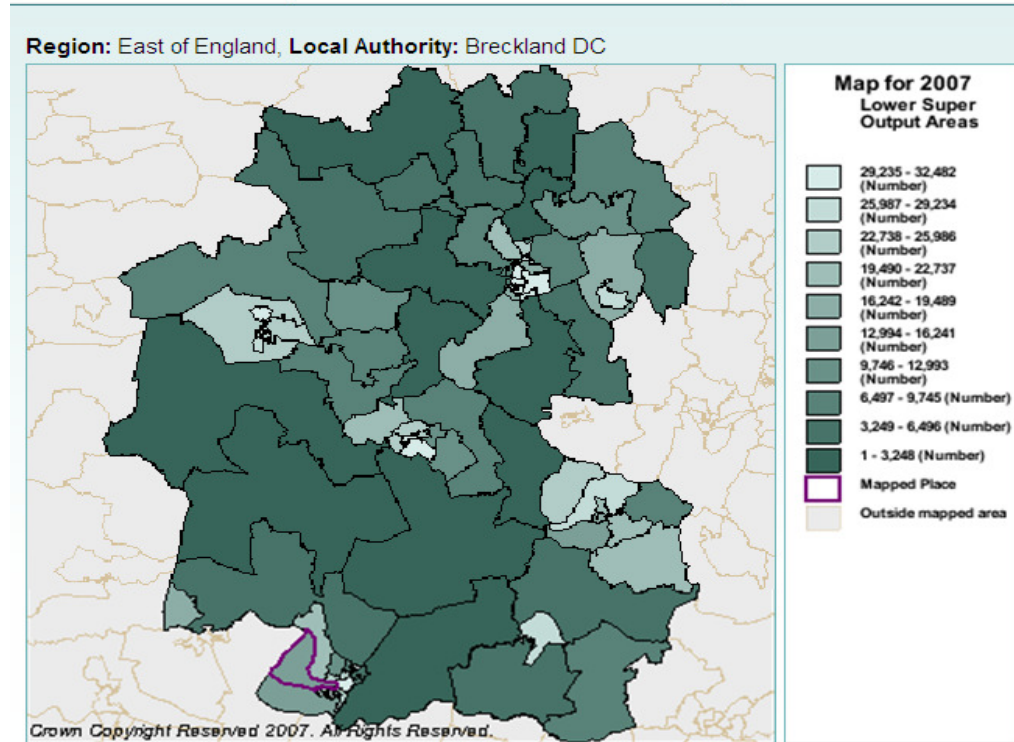
Male Life Expectancy

Female Life Expectancy

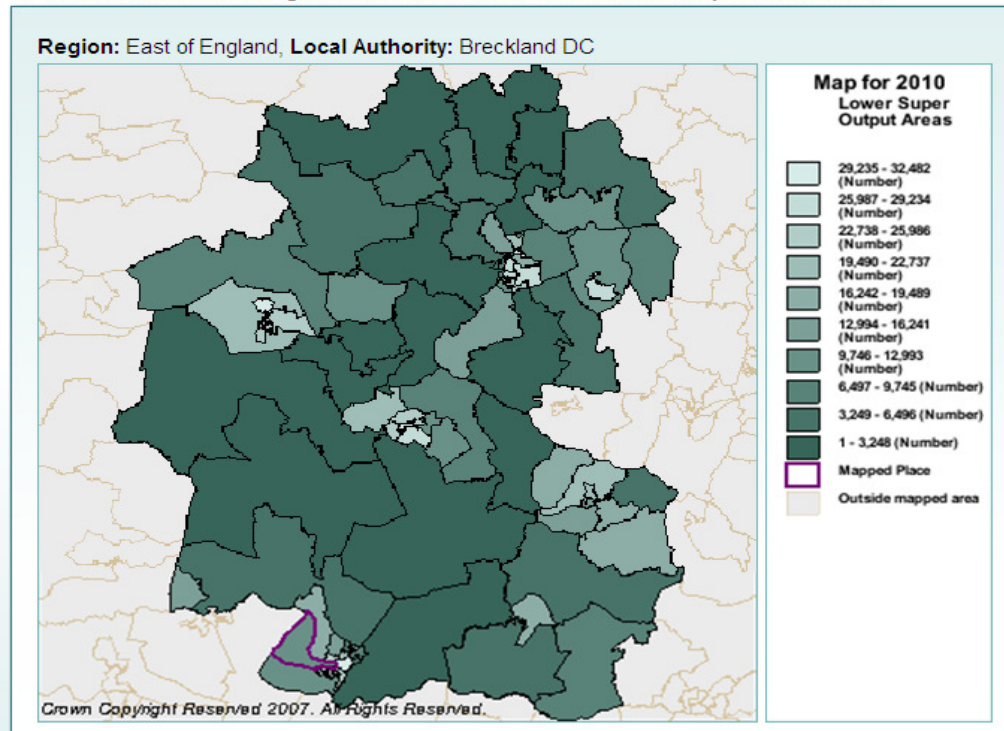
Map B.5 Map showing Male and Female Life Expectancy. At birth, 2007-2009 Source: APHO Health Profiles.

Indices of Deprivation

IMD Barriers to Housing and Services Domain 2007 thematic map for E01026474

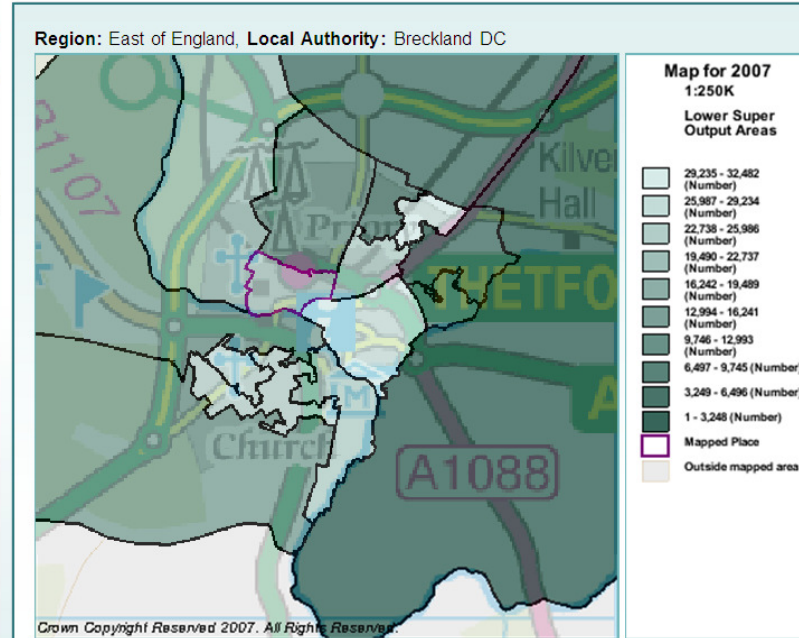


IMD Barriers to Housing and Services Domain 2010 thematic map for E01026474

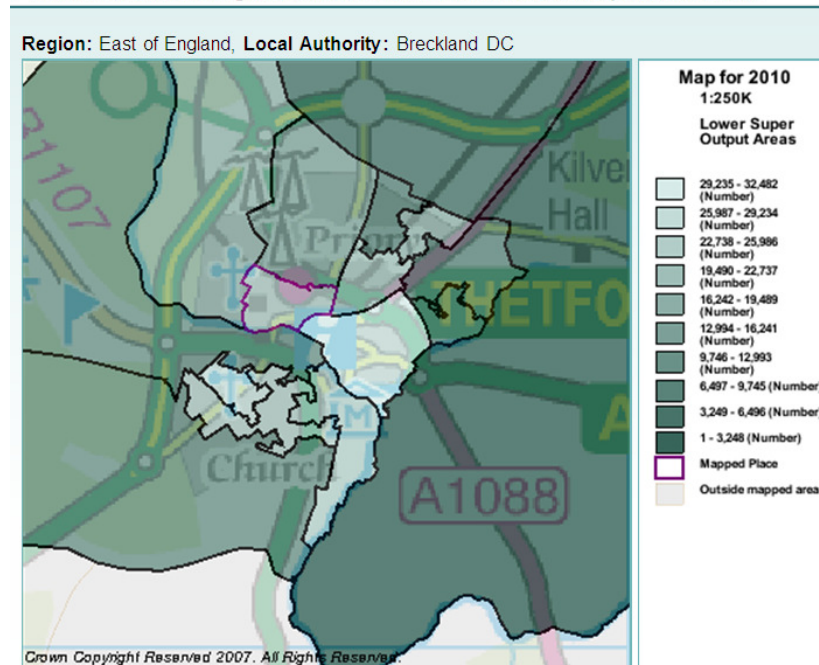


Map B.6 Barriers Deprivation Index 2007 and 2010 - Breckland. Source: CLG.

IMD Barriers to Housing and Services Domain 2007 thematic map for E01026465

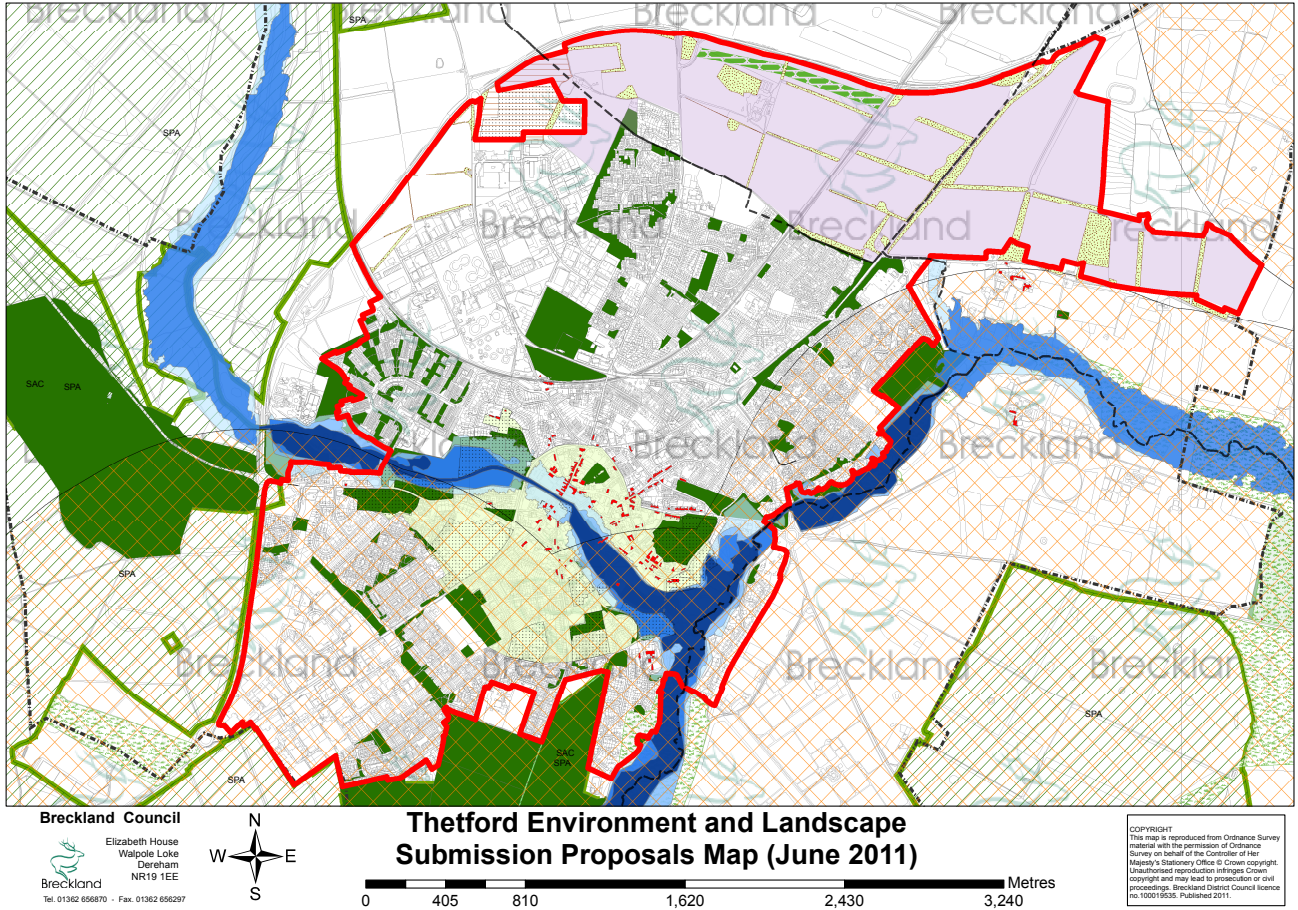


IMD Barriers to Housing and Services Domain 2010 thematic map for E01026465

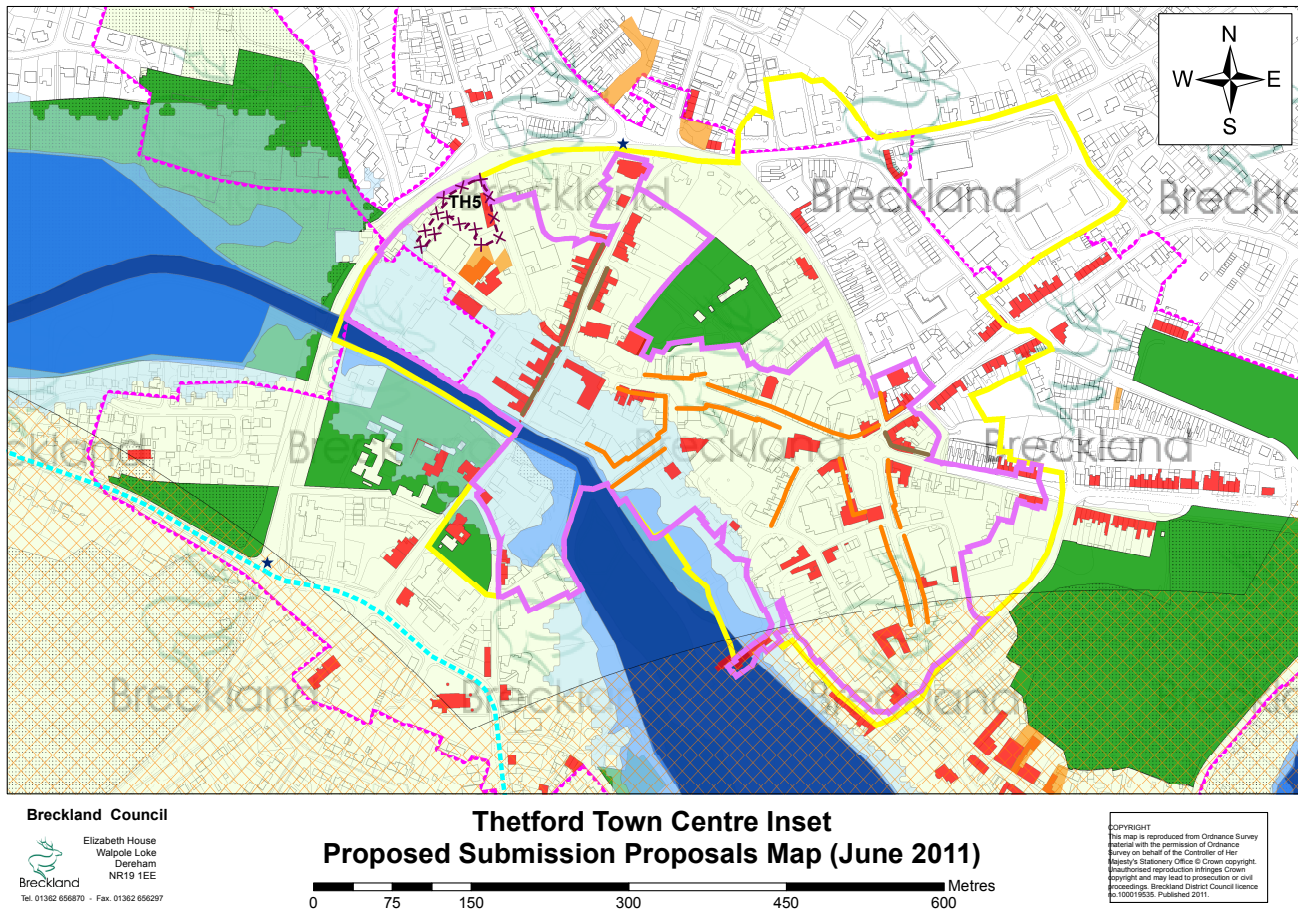


Map B.7 Barriers Deprivation Index 2007 and 2010 - Thetford. Source: CLG.

Environmental Considerations



Picture B.1 Thetford Proposals Map - Environment and Landscape.



Picture B.2 Thetford Proposals Map - Town Centre Inset.

Legend

- Bus interchange (TH5)
- Thetford Railway Station (TH6)
- Joe Blunt's Lane (TH10)
- Area of Main Archaeological Interest (TH17)
- Green Roof Area (TH19)
- Locally Distinctive features of the Landscape (TH20)
- Existing buildings in the Thetford Urban Extension (TH22)
- Reserved Site for New Railway Station (TH26)
- A11 Junction Improvements (TH27)
- Improvements to Local Road Network (TH28)
- Thetford Urban Extension
- Settlement Boundary
- Conservation Area
- Scheduled Monuments
- TAAP Boundary
- Secondary Frontage
- Primary Frontage
- Primary Shopping Area
- Town Centre
- Listed Buildings
- Corridors of Movement
- Parish
- General Employment Area
- Special Protection Area (SPA)
- National Nature Reserve
- Local Nature Reserve
- County Wildlife Site
- Sites of Special Scientific Interest (SSSI)
- Site of Archaeological & Historical Interest
- Ancient Woodlands
- Historic Parks & Gardens
- Special Area of Conservation (SAC)
- Open Space
- Sites with Planning Permission for Housing
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 3a (plus climate change)
- Flood Zone 2
- Saved Employment Allocation

Picture B.3 Legend for the Proposals Maps.

C Literature Review

C.1 Below is a list of relevant plans, programmes, policies and strategies reviewed in the Core Strategy Sustainability Appraisal which are also relevant to the TAAP DPD.

International

- The Johannesburg Declaration on Sustainable Development, (2002).
- The Rio Earth Summit, 1992.
- Kyoto Protocol and the UN Framework Convention on Climate Change, (1992).
- European Water Framework Directive, 2000 (2000/60/EC).
- The Conservation of Natural Habitats and of Wild Flora and Fauna Directive (92/43/EC) (1992).
- Ramsar Convention on Wetlands of international importance, especially waterfowl habitat (1971).
- Directive on Conservation of Wild Birds (1979).
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979).
- Bonn Convention of the Conservation of Migratory Species of Wild Animals (1979).
- EC Council Directive 79/409/ EEC, on the Conservation of Wild Birds (1979).
- EC Council Directive 85/337/EEC & 97/11/EC, on the assessment of the Effects of Certain Public and Private Projects on the Environment (1985).
- EC Council Directive 99/31/EC, on landfill of waste (1999).
- European Water Framework Directive, EC Directive, 200/60/EC (2002).
- European Air Quality Framework Directive 1996 (96/62/EC).
- Directive on the Promotion of Biofuels and other Renewable Fuels for Transport (2003/30/EC).
- European Spatial Development Perspective.
- European Renewable Energy Directive (2001/77/EC).

National

- PPS 1 - Creating Sustainable Communities (ODPM, 2005).
- Planning Policy Statement: Climate Change (Supplementary to PPS1).
- PPS 3 - Housing (DCLG, 2006).
- PPG 4 - Industrial and Commercial Development and Small Firms (ODPM, 1992). PPG4 was replaced by *Planning Policy Statement 4: Planning for Sustainable Economic Growth* (PPS4) published on 29 December 2009.
- PPS 4 - Draft Consultation (December 2007)
- PPS 6 – Planning for Town Centres (ODPM, 2005).
- PPS 7 - Sustainable Development in Rural Areas (ODPM, 2004). The economic development sections of PPS7 have been replaced by *Planning Policy Statement 4: Planning for Sustainable Economic Growth* (PPS4) published on 29 December 2009.
- PPG 8 - Telecommunications (ODPM, 2001).
- PPS 9 – Biodiversity and Geological Conservation (ODPM, 2005).
- PPG 13 - Transport (ODPM, 2001). Updated in 2011 - see later in section.
- PPG 14 – Development on Unstable land (ODPM, 1990).
- PPG 15 – Planning and the Historic Environment (ODPM, 1994). PPG15 was replaced by *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) published on 23 March 2010.
- PPG 17 – Planning for Open Space, Sport and Recreation (ODPM, 2001).
- PPS 22 - Renewable Energy (2004) and Planning for Renewable Energy: A Companions Guide to PPS 22 (ODPM, 2004).
- PPS 23 - Planning and Pollution Control (ODPM, 2005). Appendix 2B of *Annex 2* to PPS23 has been cancelled by the Department's letter of 30 May 2008 to Chief Planning Officers. This letter is available below.
- PPG 24 - Planning and Noise (ODPM, 1994). PPG24 was published 3 October 1994 but dated September 1994.
- PPS 25 – Development and Flood Risk (CLG 2010). This edition replaces the earlier version of PPS25 published on 7 December 2006. Tables D1 and D2 in Annex D have been revised to clarify the definition of functional floodplain, and to amend how the policy is applied to essential infrastructure, including water treatment works, emergency services facilities, installations requiring hazardous substances consent and wind turbines in flood risk areas.
- A Better Quality of Life: A Strategy for Sustainable Development for the UK (DETR, 1999).
- Energy White Paper: Our Energy Future: Creating a Low Carbon Economy, DTI, 2003).
- Home Office Targets: Autumn Performance Report, (2006)
- Rural White Paper: Our Countryside: The Future - A Fair Deal for Rural England , (DETR, 2000).
- Our Health, Our Care, Our Say: A New Direction for Community Services, (DOH 2006).
- Strategies for Sustainable Farming and Food, DEFRA, 2002).
- Transport Ten Year Plan (Department of Transport, 2000).
- The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Addendum (Defra, 2003).
- Waste Strategy for England (2007).

- Working with the Grain of Nature: A Biodiversity Strategy for England (DEFRA, 2002).
- Good Practice Guide on Planning for Tourism (2006).
- A Code for Sustainable Homes – A Step Change in Sustainable HomeBuilding Practice, (December 2006).
- Building a Greener Future – Towards zero Carbon Development, (December 2006).
- Rural Strategy, (2004).
- Making Design Policy Work: How to deliver good design through the LDF, (CABE, 2005).
- Better Neighbourhoods: Making Higher Densities Work (CABE, 2005).
- Better Places to Live: A companion guide to PPG3 (DTLR and CABE, 2001).
- Housing Audit: Assessing the Design Quality of New Homes - London, The South East and the East of England. (Cabe, 2006).
- Circular 01 of 2006: Guidance on Changes to the Development Control System (DCLG, 2006).
- Design and Access Statements (CABE, 2006).
- Rural Economies - Stepping Stones to Healthier Futures (Countryside Agency, 2003).
- Sustainable Energy by Design (TCPA, 2006).
- Securing the Future: the UK Sustainable Development Strategy (ODPM, 2005).
- The Planning Response to Climate Change: Advice on Better Practice (ADPM, 2005).
- The Energy Challenge: UK Energy Review Report (DTI 2006).
- Heritage White Paper, (2007).
- Planning White Paper, (2007).
- Local Government White Paper, (2006).
- Development and Flood Risk - A Practical Guide Companion to PPS 25 (2007).
- Urban White Paper - Our Town and Cities; The Future (2000).
- UK Climate Change Programme first published in Jan 1994, identifying obligations and commitments to help tackle Climate change. Produced annually (latest version March 2006).
- Homes for the future: more affordable, more sustainable. July 2007.
- Rail White Paper "Delivering a Sustainable Railway". DoT 2007
- Circular 01/06 Planning for Gypsy and Traveller Caravan Sites (ODPM)(2006)
- Natural Environment and Rural Communities Act 2006
- Future Water - The Government's Water Strategy for England

Regional

- Regional Spatial Strategy: The East of England Plan (2008). At time of writing, plans to be removed.
- Our Environment, Our Future: East of England Regional Environmental Strategy (2003).
- East of England Regional Housing Strategy (2003 – 2006).
- A Strategy for Gypsies and travellers in Norfolk, (April 2005-March 2008).
- Health Strategy 2005-2010 for Norfolk, Suffolk and Cambridge, (Draft).
- A Shared Vision: The Regional Economic Strategy for the East of England (EEDA, 2004)
- Framework for Regional Employment and Skills Action, (EEDA, 2003).
- Experimental Statistics on Carbon Dioxide Emissions at Local Authority and Regional Level. (DEFRA, 2005 & 2006).
- Living with Climate Change in the East of England (Sustainable Development Round Table for the East of England 2004).
- A Sustainable Development Framework for the East of England, (EERA, 2001).
- Culture, A Catalyst for Change: A Strategy for Cultural Development for the East of England, (Living East, 1999).
- East of England Regional Waste Management Strategy (East of England Region Waste Technical Advisory Body, 2002).
- EEDA Corporate Plan, (2005/6 & 2007/8).
- Framework for Regional Employment and Skills Action, (FRESA, EEDA 2003).
- Regional Planning Guidance for East Anglia, (Go East, 2000).
- Regional Social Strategy 92003).
- Sustainable Communities in the East of England, (ODPM, 2003).
- Sustainable Tourism Strategy for the East of England - Draft, (East of England Tourist Board, 2003).
- Towards Sustainable Construction: A Strategy for the East of England, (EP, CE, GO-East, PECT, 2003).
- Towns and Cities Strategies and Action Plan (EEDA, 2003).
- Draft Water Resources Strategy for England and Wales, (Environment Agency, 2007).
- Woodland for Life: The Regional Woodland Strategy for the East of England (EERA & the Forestry Commission, 2003).
- Sustainable Futures: The Integrated Regional Strategy for the East of England (2005).
- RSS single issue review – Planning for Gypsy and Traveller accommodation in the East of England: Issues and Options Consultation 8 May – 31 July 2007.
- Planning for Gypsy and Traveller Caravan Sites Circular (ODPM 01/2006) - Regulatory Impact.

County.

- Norfolk Local Transport Plan 2006 – 2011 (2006).

- Norfolk Structure Plan 1999 (Saved Policies).
- Norfolk Waste Local Plan (Dec, 2000).
- Norfolk Employment Growth Study, (August 2005).
- Norfolk Cultural Strategy – a Cultural Strategy for Norfolk 2002-2005 (NCC, 2003).
- Shaping the Future – Towards a Social Cohesion Strategy for Norfolk (2000).
- Norfolk Ambition – The Community Strategy for Norfolk, (2003 - 2023).
- Countryside Management Plans; The Brecks & The Wensum Valley.
- Norfolk Residential Design Guide (1998).
- Best Practice Guidance in the Document ' Strategic Environmental Assessment and Biodiversity; Guidance for Practitioners, (2004).
- Biodiversity Supplementary Planning Guidance for Norfolk, (NCC, 2004).
- Countryside Management Plans – The Brecks (NCC, 1992).
- Countryside Management Plans – The Wensum Valley (NCC, 1994).
- Norfolk Biodiversity Action Plan (NCC, 2004).
- Norfolk Minerals Local Plan (NCC, 1996).
- Norfolk County Council Minerals and Waste Core Strategy Preferred Options.

District

- Breckland Council – Design Principles (Draft, BDC 2005).
- Breckland Council Equalities Strategy (draft 2005).
- Breckland Council Homelessness Strategy (BDC, 2003).
- Sustainable Community Strategy for Breckland 2008-2011 (2008).
- Breckland Urban Capacity Study (August, 2004).
- Breckland Housing Strategy (BDC, 2005-2010).
- Breckland Crime Reduction Strategy (BDC, 2002-05).
- A Cultural Map of Breckland - Breckland Cultural Strategy (2006)..
- A Strategy for Gypsies and Travellers in Norfolk (BCD, 2005-2008).
- Landscape Assessment, Evaluation and Guidance (LUC, 2007).
- Breckland Council – Strategic Flood Risk Assessment (June 2005).
- Economic Prosperity Strategy (Breckland Local Strategic Partnership, 2006).
- Employment Land Review (Roger Tym & Partners with GVA Grimley, 2006).
- Strategy for Sustainable Farming and Food - Facing the Future, (Defra, 2002).
- Rural Enterprise Valley Management Strategy (BDC, 2006) - Phase 1.
- Putting People First, Breckland First Initial Community Plan (Draft Feb 2005).
- Recognition for the Brecks: Securing a Sustainable Future (2006). A reappraisal of the Brecks with recommendations for its future management, promotion and governance.
- Rural East Anglia Partnership Strategic Housing Market Assessment (June 2007).
- Rural East Anglia Partnership - Breckland Housing Needs Study (2007).
- Design Principles Consultation Draft (2005).
- A Strategy for Social Inclusion in Breckland
- Broadland Rivers Catchment Flood Management Plan
- Ely – Ouse Catchment Management Plan (Draft Feb 2007)
- Ely – Ouse Catchment Abstraction Management Scheme. March 2007
- Broadland Rivers Catchment Abstraction Management Scheme March 2007
- Breckland District Landscape Character Assessment , May 2007
- Breckland Settlement Fringe Landscape Assessment, July 2007
- Breckland Economic Prosperity Strategy 2006-10 Version 6.1, November 2006
- Breckland Council Corporate Plan - A Better Place, a brighter future. (2008-2014)
- Breckland Environment Strategy 2008-2013
- Attleborough Land Use and Transport Strategy (Mott Macdonald 2008)
- Breckland Strategic Flood Risk Assessment Update (2008)

In addition to the above, the following documents were reviewed as part of the TAAP Preferred Options SA:

- Thetford Growth Framework and Infrastructure Study (EDAW 2007)
- Thetford Water Cycle Study Stage 1 (Scott Wilson 2008)
- Thetford Green Infrastructure Study (LUC 2008)
- Green Infrastructure and Growth: Forestry Exemplar Project: Phase 1 Status Report (2008)
- Town Centre Business Survey for Thetford (2008)
- Thetford Transport Study (2006)
- Thetford Bus Relocation Study (2007)

- Breckland A11 Energy Study - Stage 1 (IT Power 2008)
- Thetford Urban Design Framework (Roger Evans 2008)
- Thetford Historic Built Environment Audit (BDC 2009)
- Habitats Regulation Assessment: Breckland Council Core Strategy and Development Control Policies (2008)
- The European Union Landscape Convention
- Relevant English Heritage Guidance Documents

C.2 As part of this version of the TAAP and SA, the following extra documents have been reviewed.

C.3 For full copies of the Thetford reports given below, please go to the www.movingthetfordforward.com. For full copies of the Breckland Wide reports given below, please go to the LDF pages of www.breckland.gov.uk.

Thetford Specific:

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Thetford Water Cycle Study Stage 2 (Scott Wilson 2010)	The Phase 2 detailed study continued on from the Phase 1 studies and was undertaken for growth across the district, including Thetford. It has taken the findings of the Outline studies, and determined the detailed solutions required to deliver growth for the specific identified preferred development allocations, including detailed information on the cost of this infrastructure and the policy required to deliver it. The outcome has been the development of a water cycle strategy for the district which informs site specific and other DPDs of the water environment and water infrastructure issues that need to be considered in bringing growth forward at various sites, including guidance for developers in conforming with the requirements of the strategy. The Water Cycle Strategy is reported through the Stage 2 Detailed WCS for Breckland.	Does not set targets but gives recommendations.	Has some policy recommendations for inclusion in the TAAP on such topics as waste water networks, waste water treatment and water efficiency.	Reduce the risk of flooding, reduce water pollution. Biodiversity Water usage within natural capacity
Thetford Energy Study Stage 2 (IT Power 2010)	The study investigates and develops local energy solutions for Thetford and covers local energy demand issues including: <ul style="list-style-type: none"> • Local energy network capacity demand and solutions. • Options for local renewable energy supply. • Potential for one or more ESCO. • Development Plan Policies. 	Does not set targets but gives recommendations.	Has some policy recommendations for inclusion in the TAAP on such topics as setting carbon standards for new development, establishment of a carbon offset fund and site energy systems for new development areas.	Potential impact on reducing contributions to climate change.
Thetford Transport Study	The study assessed the impact of 5,000 dwellings on the roads in and around Thetford. It used modelling to assess the A11 junctions. It gives recommendations	Does not set targets but gives recommendations.	Walking and Cycling: <ul style="list-style-type: none"> *Increase Off-Street cycle provision *Increase On-Street cycle provision *Utilise existing public rights of way *Implement crossing points Public Transport - Buses <ul style="list-style-type: none"> *Confirm proposed days and hours of operation of all bus services as per Public Transport report for both the external and internal proposals. *Develop robust cost estimates for each individual bus route based on agreed days and hours of operation and route mileage for both the external and internal proposals. *Investigate potential to integrate proposed external services with existing bus services on corridors concerned. *Develop demand forecasts for each bus route based on agreed days and hours of operation and development trajectory. *Implement two services from SUE to town centre via both Norwich Road and Croxton Road every 10 minutes 	Reduce contributions to climate change. Increase viability and vitality of town centres.

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Stage 2 (Mott MacDonald 2010)	and shows that the Draft Final TAAP is deliverable in transport terms, albeit with a significant amount of work to engender modal shift from single occupancy car use.		<p>*Implement a service from SUE to TEP</p> <p>*Develop and review services to Watton and Swaffham, Attleborough, Diss, Bury, and Brandon and Mildenhall</p> <p>*Public Transport - Rail</p> <p>*Further investigation of new rail station and potential for increase in rail patronage</p> <p>Smarter Choices Develop Smarter Travel Thetford strategy</p> <p>*Develop Residential Hub travel plans and the Business Travel Plan Network Strategies</p> <p>*Develop Individual Organisation Travel Plans</p> <p>*Develop Personal Travel Plans</p> <p>*Establish a Smarter Travel Thetford team</p> <p>Car parking</p> <p>*Develop and implement a Car Parking Strategy</p> <p>Highways</p> <p>*Improve junctions on A11</p> <p>*Improve junctions on the internal road network</p> <p>*Increase capacity on Norwich Road</p> <p>*Work to investigate measures to minimise the impact of general congestion on public transport movements around the town centre</p>	Improve the accessibility of essential services.
Thetford Community Infrastructure Audit (Capita Symonds 2010)	<p>Assessed the current provision of community facilities.</p> <p>Findings:</p> <ul style="list-style-type: none"> There are many different sized venues available for hire in Thetford at the moment. The majority have capacity for more bookings and indeed would like more bookings, but do not advertise. All the venues when combined seem to cover all of Thetford (800m as the crow flies walking distance) and some of the proposed development area. As Thetford grows, 4 primary schools are required. Charles Burrell and Rosemary Musker secondary schools are to be changed in status and hopefully have parts rebuilt/expanded. The Government advises that school facilities should be available for use by the community 	Does not set targets but gives recommendations.	The likely policy in the TAAP would suggest using school facilities and only providing a traditional community centre if need proven and a sustainable management plan worked up.	Population. Inclusive Communities
Thetford Loops Feasibility Study - Stage 1 (Capita Symonds 2010)	<p>Takes initial desk top study of Loops further and takes on board comments received at Preferred Options stage.</p> <p>Five walking and cycling Loops proposed: Northern, Southern, Croxton, BTO and Thetford Forest.</p> <p>Stage 2 piece of work required to assess from a technical and safety point of view and to address some outstanding detailed issues.</p>	Does not set targets but gives recommendations.	Will form a policy in the TAAP. Final routes depend on outcome of Stage 2 work.	<p>Reduce contributions to climate change</p> <p>Biodiversity</p> <p>Cultural Heritage and Landscape</p> <p>Population and Human Health.</p> <p>Improve accessibility of essential services.</p>

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Thetford Loops - Technical Audit (JMP and Transport Initiatives 2010)	<p>The study highlights a priority Thetford Loops Network based on a detailed review of walking</p> <p>and cycling opportunities using shared-use paths. The detailed proposals for sections of the Loops have been based on the original Loop groupings in the Stage 1 study</p>	Does not set targets.	<p>The Loop proposals make use of existing paths and tracks, many of which are currently little used, but which will require investment in surface improvements to make them accessible for people on bicycles and ideally, those using wheelchairs and other aids to movement. The</p> <p>study includes a guidance document on the consistent development of the Loops. The Thetford Loops Network proposals must be considered in the light of the considerable</p> <p>landscape and habitat importance and uniqueness of the surrounding Brecks area. Routes from stage 2 work form part of the policy in the TAAP.</p>	Climate change, townscape and landscape. Human Health. Accessibility to essential services.
Monitoring Ophonus Laticollis at Gallows Hill (Dr Mark G Telfer 2009)	<ul style="list-style-type: none"> ● The key site for Ophonus laticollis nationally is at Gallows Hill, Thetford (Croxtan Hall Farms) where the beetle lives on ESA arable margins and in the adjacent uncultivated field edges. ● Though not abundant, 57 adults were found on three visits in 2008 and the beetle is now known from four fields there. ● At a fine scale, the beetles favour the interface between the ESA margin and the unploughed grassy strip at the edge of the field. ● The area supports other invertebrates of conservation importance: one Red Data Book and eight Nationally Scarce invertebrates have been recorded in addition to Ophonus laticollis. ● The ecological requirements of Ophonus laticollis are elucidated as are the best times of day, times of year and techniques for finding it. ● Recommendations are made to ensure the continued survival of Ophonus laticollis in the Thetford area. 	Does not set targets but gives recommendations.	Has implications on the land allocations in the TAAP and could result in specific related policies.	Biodiversity
Surveying Harpalus Froelichi (Dr Mark G Telfer 2009)	<ul style="list-style-type: none"> ● Harpalus froelichii is a seed-feeding ground beetle that requires open vegetation on sandy soil, extensive bare ground, regular and intense soil disturbance, and abundant seeds from a diverse flora of ruderal plants, particularly Chenopodium album. ● Prior to this survey, there was no known recent Norfolk breeding population, though dispersing individuals had been recorded at light traps on Barnham Cross Common, and in the garden of a house on Catherine Howard Close, north Thetford, both in 2001, and at light traps at Cranwich Camp in 1987. ● During 17th - 20th August 2009, these areas were surveyed by nocturnal sweeping, targeting Chenopodium album in arable field margins. ● Populations of H. froelichii were found in a field near to the 2001 Barnhamcross Common record, in three fields on the north side of Thetford near to the 2001 Catherine Howard Close record, and in a field close to the 1987 Cranwich Camp record. ● Brief descriptions were recorded for the five fields in which H. froelichii was found. ● 86 species of invertebrate were recorded during this project, including three other Red Data Book species (in addition to H. froelichii) for which brief 	Does not set targets but gives recommendations.	Has implications on the land allocations in the TAAP and could result in specific related policies.	Biodiversity

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>accounts are given, and 10 Nationally Scarce species.</p> <ul style="list-style-type: none"> This project has reinforced the evidence that <i>H. froelichii</i> is best surveyed by nocturnal sweeping in mid-August, targeting <i>Chenopodium</i> in arable field margins on sandy soil. The Norfolk BAP target to “ensure populations [of <i>H. froelichii</i>] still exist at 2003 levels at Brettenham Heath, Santon Downham and Cranwich Camp by 2010” appears to have been met. The UK Species Action Plan target is to “ensure the maintenance of five viable populations [of <i>H. froelichii</i>] across the historic range by 2010”. Recent UK records for <i>H. froelichii</i> are reviewed with the conclusion that the species is currently known from only three viable populations which falls short of the Species Action Plan target. All of the Thetford populations discovered by this project are threatened by development and have not been regarded as ‘viable populations’ for this reason. Mitigation may be possible but is likely to be costly and to some extent experimental. 			
Strategic Flood Risk Assessment Stage 2 for Thetford (Scott Wilson 2009)	<p>Objectives:</p> <ul style="list-style-type: none"> Identify the depth of flooding within each area of interest; Indicate the flood hazard within each area of interest; Advise on potential safe access and egress routes from each area of interest; Identify where specific mitigation measures are required; <p>Guidance on application of the Exception Test, where required;</p> <ul style="list-style-type: none"> Guidance on residual risk mitigation; Guidance on site specific Flood Risk Assessments. <p>Some general findings:</p> <p>The Exception Test is only likely to be required for more vulnerable development (residential, hotels and educational establishments) proposed within Flood Zone 3a when accounting for climate change.</p> <p>Development proposed within each area of interest will require a detailed site specific FRA at the planning application stage to investigate the flood risk issues identified within this Level 2 SFRA. It is recommended that if underground parking is proposed within the areas of interest identified a site specific FRA should ensure that access points and any venting or other penetrations are situated 300 mm above the future 1 in 100 year (2115) fluvial flood event.</p>	Does not set targets but gives recommendations.	Flood risk maps have been produced for the future 1 in 100 year climate change (to year 2115) fluvial event and the current 1 in 1000 year fluvial event, which pose a flood risk to the town centre. The flood risk maps indicate flood extent and depths across each area of interest to allow Breckland Council to make informed planning decisions with regard to flood risk.	Flood risk.
Thetford Historic Environment Survey (NAU 2009)	<p>This report presents the results of the Thetford Historic Environment Survey, a detailed examination and synthesis of the parish’s archaeological record which has culminated in the production of a series of period-based summaries of the archaeology of the parish and a number of archaeological character maps derived from data held by the Norfolk Historic Environment Record (NHER). In addition to these character maps, this report also presents examinations of the parish’s existing designations (Scheduled Monuments and Listed Buildings) and the results of the Historic Landscape Characterisation survey of the parish. This report also presents an assessment of the archaeological significance of the parish’s archaeological records, the</p>	Does not set targets but gives recommendations.	Identifies area of main archaeological interest and resulted in a policy in the TAAP.	Historic Environment Townscape and Landscape

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>results of which have been entered directly into the NHER. The conclusion summarises the parish's archaeological record on a period-by-period basis and highlights the potential for further archaeological discoveries to be made.</p>			
<p>Community Health Needs Assessment for Thetford Healthy Town (UEA 2010)</p>	<p>The aim of this research is to provide an assessment of the health needs of communities in Thetford including adults, children, young people, vulnerable groups and migrant populations with regards to healthy weight, diet and physical activity. The study will contribute to a better understanding of the social and environmental pathways to overweight and obesity, and will elicit community preferences for strategies to influence dietary choices and engagement in physical activity.</p> <p>The study will provide information on the barriers to healthy dietary choices and to physical activity and will identify approaches to enable communities and individuals to make healthy choices. The proposed research will identify priorities for Health Improvement Programmes of NHS Norfolk. It will also inform the Thetford Growth Agenda on community preferences for developing infrastructures and services that facilitate wider participation in regular physical activity and enable healthier dietary decisions, and thus promote the health and well-being of the population of Thetford.</p>	<p>Does not set targets.</p>	<ul style="list-style-type: none"> ● To encourage greater engagement with physical activity it was stated that activities should be distributed around the town and Thetford should exploit the facilities that it has to full advantage. ● Thetford was felt to be lacking in places that promote healthy eating. ● It was acknowledged that health and healthy lifestyles are influenced by a wide range of factors – the nature of the built environment, education and job opportunities, the availability of health services. ● Find ways to utilise existing facilities to fullest extent. ● Increase access to school facilities in evenings, weekends and during school holidays. ● Increase the provision of physical activity in different neighbourhood areas ● across town in community centres or church halls. ● The provision of play areas in different neighbourhood areas across the town should be improved. ● Improve access to the forest and exploit potential for water-based activities. ● The role of the Healthy Living Centre needs to be clarified and the facility needs to be better utilised to provide a range of services that are closer to users. ● The Healthy Living Centre has capacity for the expansion of GP services. ● Improvements to the infrastructure need to be in place before greater population expansion. ● Members of the local GP practices should be involved in developing or at least consulted about the Growth Agenda. ● Young people should be also be engaged with the Growth Agenda as planners may not necessarily be in touch with what young people want. ● The Growth Agenda should embrace all parts of the town. ● Thetford needs a greater range of job opportunities, especially for young people. ● The town centre should be regenerated, with a broader range of shops, amenities, eating places and enhanced evening activities. ● The walking and cycling infrastructure needs further development and there should be connectivity between different neighbourhoods and the town centre. 	<p>Population and Health.</p>

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Draft Thetford Prospectus, Urban Delivery et al, 2010.	The first part of this document sets out MTF's Vision for Thetford. It highlights how MTF want Thetford to evolve and grow and how a wide range of initiatives and projects. The Vision represents a blue-print for change, regeneration and growth and should be read alongside the emerging Thetford Area Action Plan which provides the planning policy basis. The second part of this document sets out 10 major projects in the form of a Prospectus . The projects are all at varying stages of progression and will cumulatively enable MTF to deliver the Vision and create a healthy, vibrant and prosperous community. The 10 major projects featured highlight to a range of audiences why they should take an interest in Thetford.	Does not set targets	10 major projects are: Major Project 1: Town centre regeneration Major Project 2: ThetfordAcademy Major Project 3: Neighbourhood regeneration Major Project 4: Railway Station enhancements Major Project 5: Thetford Sustainable Urban Extension Major Project 6: Replacement bus interchange Major Project 7: ThetfordEnterprisePark Major Project 8: Rural EnterpriseValley Major Project 9: A11 dualling Major Project 10: Greening Thetford	Population and health, historic environment, townscape and landscape, climate change, access to services.
Workers on the move 3. European migrant workers and health in the UK: The evidence	To understand the health needs of migrant workers, and the effect these could have on health care services within Thetford. To understand migrants attitudes towards health services. To establish links between the Thetford "healthy towns" priorities and the health care needs of migrants.	Does not set targets	Ensure health care facilities are provided with new development.	Population and health
Submission Thetford Area Action Plan - Habitats Regulations Assessment (HRA)	To understand the effects of the Policies and Proposals in the Area Action Plan on European Habitats and Species. The HRA finds that a number of specific mitigation measures are required to be made to the Area Action Plan in order for it to avoid adverse effects on European sites.	Does not set targets	The Habitats Regulations Assessment includes a number of specific actions that the DPD must include in order to ensure that it will not adversely affect the integrity of European sites both within and beyond the plan area boundary. The requirements from the Core Strategy HRA have been transposed into the TAAP HRA as these remain necessary, as well further mitigation measures specific to this DPD. The document includes a requirement for new development to be located beyond 1,500m from Breckland SPA with Stone Curlew (as Core Strategy). Specific changes to the text of policy where this relates to improvements to the trunk road is to ensure that development proposals do not adversely affect the integrity of the Breckland SAC. There are requirements to ensure that early warning systems are in place to avoid any adverse effects due to increased recreational access to the Breckland SPA. This includes the need to highlight the monitoring requirements through an appropriate monitoring and implementation framework.	Biodiversity

Table C.1 Thetford specific studies/reports

Breckland

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Securing Biodiversity in Breckland: Guidance and Recommendations for Conservation and Research. First	Identify priority species for conservation in Breckland by species Establish the ecological requirements of priority species for conservation in Breckland, ensuring they are integrated across numerous individual priority species to produce management guidance for multi-species assemblages.	Does not set targets but gives recommendations.	Ensure biodiversity is protected through site allocations. Biodiversity management priorities should be considered	Biodiversity

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
Report of the Breckland Biodiversity Audit. (2010)			strategically creating integration across numerous sites, rather than individually.	
Econets (2007)	This work has been produced by the Norfolk Biodiversity Partnership's Ecological Network Topic Group. There are a number of GIS layers and reports used in deriving an ecological network map (or more accurately ecological network maps) for Norfolk. The information is presented to enable users to manipulate the information for their own purposes and, along with the accompanying reports, to provide an open and accountable record of how the maps were derived.	Does not set targets.	The indicative map provides a generalised representation of an ecological network and is useful at a broad level and in providing the context for the more detailed District maps.	Biodiversity.
Core Strategy (Adopted in 2009)	The Core Strategy is the key document that informs the TAAP. The policies within the TAAP should not repeat the Core Strategy, rather add to and complement.	Does set some targets such as jobs, housing numbers and direction of growth.	The TAAP must be in conformity with the Core Strategy.	All are relevant.
NBIS biodiversity data	GIS layers from the Norfolk Biodiversity Information Centre were compiled giving a snapshot in time of the biodiversity that has been studied and found in the area.	Does not set targets.	This information has been used in the constraints analysis for developable land.	Biodiversity.
Breckland Integrated Delivery Document 2010 Capita Symonds/Breckland Council	This is the first prioritised Infrastructure delivery document to be prepared for Breckland. The purpose of this document is to identify the strategic housing and infrastructure priorities that need to be provided as part of the delivery of sustainable communities in the District. Therefore, as well as setting out the scope, spatial extent, and cost of housing and infrastructure projects, this document will also include a timetable to deliver the projects that will realise the Council's vision. This document will also identify for the first time key priorities and outline how particular projects are to be funded as well as highlighting any funding gaps that may be evident and how to fill them. This document focuses on the delivery of strategic infrastructure projects and services which are identified in Council strategies. This document has not identified or assessed wider infrastructure associated	Does not set targets.	Refers to the contents of the TAAP and the infrastructure dependencies of the TAAP.	Population and health, historic environment, townscape and landscape, climate change, access to services, soil

Document	Key Objectives relevant to the TAAP and SA	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>with development sites, such as open spaces, on-site highway improvements and standard developer contributions towards education and libraries. These aspects will be assessed and their economic viability tested as part of the forthcoming</p> <p>Breckland Community Infrastructure Levy Document which is currently being prepared. Additionally, a number of organisations are still preparing infrastructure projects, such as health facilities, which will be assessed in reviews of this document once the detail of those projects are established. This document is a 'live' document which will be reviewed and refreshed.</p> <p>The Gantt Chart at Appendix G lists those 24 projects which have gained a positive project value and listed them in ascending numerical value order. The only project not to receive a positive project value has been the Thetford Loops project. This is a reflection that the project does not deliver against one the necessary criteria linked growth and regeneration required to give a project a starting value against which other multipliers can be applied. It may be necessary in reviewing this work in the future as to whether softer projects which are inherently linked to creating sustainable communities are more positively recognised in the assessment criteria. That said, there are 24 key projects in Breckland which have been assessed through this work which will all in their own way contribute to priorities for Breckland. It is important at this stage to emphasise that the Gantt Chart is primarily a representation resulting from the derived numerical values ascertained from the agreed formulaic process. It is not a representation of any commitment that only high priority projects should be taken forward.</p> <p>Key Site Critical Interdependencies for Thetford: New electricity sub-station required with an approximate 3 year timetable for commissioning and implementation. Some capacity for moderate growth in the interim which</p> <p>Thetford may trigger need for start on A11 junction improvements in 2012.</p> <p>Impact on delivery No significant employment or housing growth on the ground until 2014</p> <p>Therefore, the projects recommended to be taken forward in the next 3 years are as follows: Thetford Electricity Sub Station (high) Snetterton Energy Solution (high) Affordable Housing in Market Towns (Med) Rural Affordable Housing (Med) Gypsy & Traveller Site Provision (Med) Adaptation of Existing Housing Stock (Med) Empty Homes (Med) Thetford Estate Regeneration - Ladies Estate option 2 & Abbey Estate Option 2 (Med)</p>			<p>and water resources.</p>

Table C.2 Breckland wide studies/reports

Other Documents

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
Sustainable Futures: Integrated Sustainability Framework for the East of England (2009)	East of England Sustainable Development Objectives. Promoted sustainable growth within environmental limits. Reduce poverty and inequality and promote sustainable inclusion. Reduce greenhouse gas emissions. Adapt to the impacts of climate change. Promote employment, learning, skills and innovation Increase resource efficiency and reduce resource use and waste. Conserve, restore and enhance the region's natural and built environment. Move goods and people sustainably. Meet the needs of the changing regional demographic. Provide decent affordable homes for all.	Does not set targets.	Ensure sites are allocated for development in locations that enable the development to help meet the sustainability objectives outlined in the document	Reflect objectives in SA Framework
Tomorrows Norfolk, Today's Challenge - A Climate Change Strategy for Norfolk	To cut carbon emissions by reducing energy consumption and promoting a shift to low-carbon technology. To improve Norfolk's resilience to the changing climate, including reduction of the socio-economic and environmental risks associated with flooding and coastal erosion.	Norfolk LAA target is a 11% reduction in CO2 emissions across Norfolk by 2011 LAA target is to reach Level 3 of the Government's performance framework by 2011	Ensure sits are allocated in accessible locations	Develop objectives relating to climate change
Learning from the Past (Stott et al 2009)	The concept of community is a slippery term and one that may be interpreted in a myriad of ways. Neighbourhood design and layout can facilitate community cohesion, interaction and integration but it does not determine it. Housing type and tenure are likely to play important role in creating cohesive and sustainable communities. Neighbourhood identity and reputation are established early on in a development and are resilient to change. Involvement, not mere consultation, of existing (nearby) and prospective communities is recommended to engender a sense of belonging and attachment and minimise potential tensions. Community development workers play a critical role in developing new communities. Community buildings provide space and opportunity. Community building designs need to balance perceived community needs, financial and environmental sustainability.	Does not set targets	Has influenced the proposed policies in the Community section.	Population Inclusive Communities
Norfolk Geodiversity Partnership site audit	Sites of interest to the TAAP are as follows: <ul style="list-style-type: none"> ● Brandon Road Site, TL8550 8320, trial trench near river crossing for Thetford bypass, Holocene peat overlying late Devensian iron-rich gravels containing Late Upper Palaeolithic flint long blades and debitage. ● Chisley Vale Pit, TL856867, former gravel pit, Exposure of Pleistocene terrace gravels of the River Thet. ● Redhill Pits, TL851842, Disused gravel pits within forestry, Prolific findspot of over 200 Palaeolithic hand-axes and other flint artefacts in Pleistocene soliflucted 'valley gravels' of Little Ouse over Cretaceous Chalk. ● White Hill Pit , TL855860, small overgrown pit in forestry, Findspot of two Palaeolithic hand-axes in C19th and other flint artefacts in river terrace gravels of Little Ouse ● Snare Hill Hall Pit, TL885830, open pit with mature trees, Findspot of 21 Palaeolithic hand-axes in Pleistocene river terrace deposits of Thet valley ● Langmere Hill Pit, TL909836, disused chalk pit, Exposure of Cretaceous Coniacian Chalk, M. cortestudinarium Zone, underlying Pleistocene Anglian Lowestoft Till. 	Does not set targets	Although some of the sites fall within the TAAP, only one is close to the Northern development site - Langmere Hill Pit.	Relates to land, water and soil resources as well as cultural landscape.

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
Norfolk's Earth Heritage - valuing our geodiversity	<p>Geodiversity Action Plans (GAPs) provide a new approach to conserving Earth heritage, setting out a management framework for conserving and promoting geology, geomorphology, soils and water resources for a defined area or an organisation.</p> <p>Norfolk's Earth Heritage summarises the county's geodiversity and the threats it faces; it explains the business of geoconservation; it sets out a vision for conserving and promoting the county's geodiversity, and a number of work priorities and associated action plans for the period 2010-2012. It is intended as a resource for explanation, planning and consultation. It will help co-ordinate new actions and those already underway, and will showcase its own achievements. This is the first edition of a dynamic document which will be subject to regular review.</p> <p>Outstanding features of the County's geodiversity include: The Lynford Neanderthal site – an outstanding example of a rare open-air Middle Palaeolithic site, with Mousterian flint tools associated with the bones of nine Woolly Mammoths and Breckland meres – a group of natural lakes developed in Chalk solution hollows, with distinctively fluctuating water-levels linked with groundwater.</p> <p>The Devil's Punchbowl, Croxton, is a spectacular example of a doline. Its water-level fluctuates according to the height of the local water table.</p> <p>Norfolk's Earth Heritage - A Geodiversity Action Plan sets out a vision for conserving and promoting Norfolk's geodiversity.</p>	Does not set targets.	Although some of the sites fall within the TAAP, only one is close to the Northern development site - Langmere Hill Pit.	Relates to land, water and soil resources as well as cultural landscape.
The Great Ouse Wetland Vision (Environment Agency and Natural England)	<p>The Great Ouse Wetland Vision is a Natural England and Environment Agency led initiative to deliver an enhanced environment for fish and other wildlife in the Great Ouse catchment. Its key objectives are:</p> <ul style="list-style-type: none"> ● To protect and restore habitats locally and at a wider catchment scale ● To provide green space for both people and wildlife ● To provide a flexible framework for key stakeholders to deliver their aspirations for fish and other biodiversity in the catchment <p>In order to achieve the Great Ouse Wetland Vision it is critical to generate enthusiasm for projects, to raise awareness, and perhaps most importantly, to gain funding.</p>	Does not set targets.	Relevant to the River Valley Park concept.	Relates to land, water and soil resources as well as cultural landscape. Biodiversity
Benefits of green infrastructure Report by Forest Research 2010	<p>The report sets out how Green Infrastructure benefits the following:</p> <ul style="list-style-type: none"> *Climate change (through heat amelioration, reducing flood risk, improving water quality, sustainable urban drainage and improving air quality) *Health and well-being (through increasing life expectancy and reducing health inequality, improving levels of physical activity and health, improving psychological health and mental well-being) *Economic growth and investment (through inward investment and job creation, land and property values and local economic regeneration) *Land regeneration (through regeneration of previously developed land, improving quality of place and increasing environmental quality and aesthetics) *Wildlife and habitats (through increasing habitat area, increasing populations of some protected species and increasing species movement) *Stronger communities (through social interaction, inclusion and cohesion) *Green infrastructure toolkits covering community engagement 	Does not set targets.	Relevance to the Green Infrastructure sections of the TAAP.	Relates to land, water and soil resources as well as cultural landscape. Biodiversity
Water for life and livelihoods. River Basin Management Plan, Anglian River Basin District. (DEFRA and Environment Agency 2009)	<p>This plan focuses on the protection, improvement and sustainable use of the water environment. Many organisations and individuals help to protect and improve the water environment for the benefit of people and wildlife. River basin management is the approach the Environment Agency is using to ensure our combined efforts achieve the improvement needed in the Anglian River Basin District. River basin management is a continuous process of planning and delivery. The Water Framework Directive introduces a formal series of 6 year cycles. The first cycle will end in 2015 when, following further planning and consultation, this plan will be updated and reissued.</p> <p>The plan describes the river basin district, and the pressures that the water environment faces. It shows what this means for the current state of the water environment, and what actions will be taken to address the pressures. It sets out what improvements are possible by 2015 and how the actions will make a difference to the local environment – the catchments, the estuaries and coasts, and the groundwater.</p>	Does not set targets	Relevance to the River Valley Park project.	Relates to land, water and soil resources.

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>Looking towards implementation, the plan highlights the programme of investigations to be undertaken. This will identify more actions, particularly those associated with diffuse pollution, for delivery during the first cycle. New national measures, made available by government, will also lead to additional improvements. At local level, the Environment Agency will be working closely with a wide variety of organisations and individuals, not only to deliver the commitments contained in the plan, but wherever possible to expand upon them for the benefit of the water environment.</p>			
The Marmot Review: Fair Society, Healthy Lives.	<p>In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities.</p> <p>The Review had four tasks</p> <ol style="list-style-type: none"> 1. Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action 2. Show how this evidence could be translated into practice 3. Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy 4. Publish a report of the Review's work that will contribute to the development of a post-2010 health inequalities strategy <p>This Review has twin aims: to improve health and well-being for all and to reduce health inequalities.</p>	Does not set targets.	Whilst many of the recommendations in the report produced are outside the remit of Planning Policy, assessed in detail in the TAAP itself.	Population Inclusive Communities
Mineral Policy Statement 1 (CLG 2006)	<p>This is the overarching planning policy document for all minerals in England. It provides advice and guidance to planning authorities and the minerals industry and it will ensure that the need by society and the economy for minerals is managed in an integrated way against its impact on the environment and communities.</p> <p>It is essential that there is an adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs, but that this provision is made in accordance with the principles of sustainable development. In order to secure the long-term conservation of minerals it is necessary to make the best use of them. This can be achieved by adopting a hierarchical approach to minerals supply, which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction.</p> <p>Minerals development is different from other forms of development because minerals can only be worked where they naturally occur.</p> <p>The Government's objectives for minerals planning are:</p> <ul style="list-style-type: none"> ● to ensure, so far as practicable, the prudent, efficient and sustainable use of minerals and recycling of suitable materials, thereby minimising the requirement for new primary extraction; ● to conserve mineral resources through appropriate domestic provision and timing of supply; ● to safeguard mineral resources as far as possible; ● to prevent or minimise production of mineral waste; ● to secure working practices which prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals; ● to protect internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in the exceptional circumstances detailed in paragraph 14 of this statement; ● to secure adequate and steady supplies of minerals needed by society and the economy within the limits set by the environment, assessed through sustainability appraisal, without irreversible damage; ● to maximise the benefits and minimise the impacts of minerals operations over their full life cycle; 	Does not set targets.	Some minerals are present within the boundary of the Thetford Urban Extension, although much is under Gallows Hill or north of the A11.	Land, water and soil resources

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
	<ul style="list-style-type: none"> ● to promote the sustainable transport of minerals by rail, sea or inland waterways; ● to protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration, and to safeguard the long-term potential of land for a wide range of after-uses; ● to secure closer integration of minerals planning policy with national policy on sustainable construction and waste management and other applicable environmental protection legislation; and ● to encourage the use of high quality materials for the purposes for which they are most suitable. <p>National policies for minerals planning, safeguarding:</p> <ul style="list-style-type: none"> ● define Mineral Safeguarding Areas (MSAs) in LDDs, in order that proven resources are not needlessly sterilised by non-mineral development, although there is no presumption that resources defined in MSAs will be worked; ● encourage the prior extraction of minerals, where practicable, if it is necessary for non-mineral development to take place in MSAs; ● in unitary planning areas, define MSAs in LDDs to alert prospective applicants for non-minerals development to the existence of valuable mineral resources; ● in two-tier planning areas, include policies and proposals to safeguard mineral resources within MSAs in county LDDs and show MSAs in district LDDs. Counties should define Mineral Consultation Areas (MCAs) based on their MSAs. MCAs should also be reflected in district LDDs. Where a planning application is made for non-mineral development within a MCA, the district should consult the county on the application; ● district councils responsible for spatial planning of land defined in MSAs should not normally include policies and proposals in their LDDs for non-minerals development in those areas, or sensitive development around safeguarded mineral areas, where such policies would affect the potential for future extraction of minerals; ● safeguard existing, planned and potential rail heads, wharfrage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, particularly coal and aggregates, including recycled, secondary and marine-dredged materials; ● identify future sites to accommodate the above facilities and reflect any such allocations in the LDDs of district councils in two-tier planning areas. District councils in these areas should not normally permit other development proposals near such safeguarded sites where they might constrain future use for these purposes; ● safeguard existing, planned and potential sites including rail and water-served, for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. Where appropriate, identify future sites for these uses and reflect any such allocations in the LDDs of district councils in two-tier planning areas 			
<p>Core Strategy and Minerals and Waste Development Management Policies DPD.</p> <p>(Norfolk County Council, 2011)</p>	<p>The Core Strategy, along with the Proposals Map, sets out the spatial vision for future mineral extraction and associated development and waste management facilities in Norfolk. It also contains strategic objectives and policies that make clear where, in broad terms, mineral extraction and associated development and waste management facilities should be located in Norfolk, and conversely where they should not be located. It also sets out Development Management policies that will be used to ensure that the development of mineral extraction and associated development and waste management facilities can happen in a sustainable way at those locations assessed as being appropriate for development. When it is adopted it will become part of the Local Development Framework for Norfolk.</p> <p>The main purpose of the Core Strategy is to plan for sufficient mineral extraction and associated development and waste management facilities that meet the needs of the economy and society, whilst not causing significant adverse impacts on environmental assets and amenity.</p> <p>The overall spatial strategy sets out the locational principles in the form of broad areas where mineral extraction and associated development and waste management facilities will be preferred. Although minerals can only be extracted where they occur, if there is a choice of potential site allocations then Policies CS2 (minerals) and CS5 (waste) area gives a locational preference: close and/or well-related to the Norwich</p>	<p>Does not set targets.</p>	<p>Some minerals are present within the boundary of the Thetford Urban Extension, although much is under Gallows Hill or north of the A11.</p>	<p>Land, water and soil resources</p>

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>Policy Area, Great Yarmouth urban area, King's Lynn or Thetford or the main market towns (Attleborough, Aylsham, Cromer, Dereham, Diss, Downham Market, Fakenham, Hunstanton, North Walsham, Sheringham, Swaffham and Watton, taking into account any significant environmental constraints near these settlements.</p> <p>The distribution of mineral extraction facilities in Norfolk will be aligned as closely as is practicable with the growth and regeneration areas, because there will be an increased need to supply local aggregates for growth-related infrastructure. With the exception of silica sand – most of which is exported out of Norfolk for ceramics and glass production – most of the demand for sand & gravel and related products (such as concrete) will be used in the four largest settlements (Norwich, King's Lynn, Thetford and Great Yarmouth). The market towns with a current population of 7,000 or more, or which are expected to reach 7,000 through proposed new housing allocations, are likely to be the next largest users of minerals.</p> <p>Core Strategy Policy CS2 – General locations for mineral extraction and associated facilities: <i>Thetford:</i> Development in or near Thetford is highly constrained by the presence of the Breckland SPA and Breckland SAC, which cover large parts of the surrounding area. Detailed work undertaken for the preparation of the (adopted) Breckland Core Strategy has meant that there is a restrictive approach to development within 1500m of those parts of the Breckland SPA that support stone curlew populations, and within 400m of those parts of the Breckland SPA that support woodlark or nightjar populations (see Policy CS14). Given the noise and disturbance of minerals extraction and processing operations, any new minerals sites close to Thetford are likely to be more acceptable in the area immediately east of Thetford only (areas to the south and west falling largely within Suffolk).</p> <p>Core Strategy Policy CS5 – General location of waste management</p> <p>Facilities "Strategic" waste facilities will preferably be well-related to the Norwich Policy Area, Great Yarmouth urban area, King's Lynn or Thetford. "Non-strategic" waste facilities – which will include most of the other types of waste facilities – will preferably be well-related to one of these settlements or to the main market towns of Attleborough, Aylsham, Cromer, Dereham, Diss, Downham Market, Fakenham, Hunstanton, North Walsham, Sheringham, Swaffham, or Watton.</p>			
<p>2004 Minerals Local Plan (to be superseded by Core Strategy). (Norfolk County Council 2004)</p>	<p>The purpose of this Plan is to develop the broad strategic policies contained in the Structure Plan to a local and more detailed level in order to provide a clear framework for co-ordinating and controlling mineral workings.</p> <p>From 27 September 2007 the following policies have not been saved and therefore are no longer used to determine planning applications: MIN01, MIN21, MIN27, MIN28, MIN29, MIN30, MIN31, MIN32, MIN33, MIN34, MIN41, MIN42, MIN43, MIN44.</p> <p>Minerals Local Plans, in common with District Local Plans, develop the broad strategic policies contained in the Structure Plan to a local and more detailed level on an Ordnance Survey base. Mineral Local Plans are however different, in that they deal with a particular subject across the county as a whole.</p> <p>The main functions of the Plan are:</p> <ul style="list-style-type: none"> ● to develop Structure Plan policies in a more detailed way and to apply them to land uses in local areas identified on plans and maps; ● to establish a clear and comprehensive basis for co-ordinating and controlling mineral workings and related development, and the restoration and after-use of land consistent with approved planning policies; ● to provide an opportunity for the public to express their views and for those views to be taken into account in drawing up the Plan. <p>The Plan covers the whole of Norfolk. It deals with all the main minerals ie sand and gravel and carstone (aggregate minerals) and silica sand. Other minerals which are less commonly worked including chalk, clay and peat are also covered by policies. Oil and gas is not currently extracted on shore in Norfolk but exploration has been carried out and relevant policies are therefore included.</p>	<p>No obvious targets or indicators.</p>	<p>Some minerals are present within the boundary of the Thetford Urban Extension, although much is under Gallows Hill or north of the A11.</p>	<p>Land, water and soil resources</p>

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>Mineral working in Norfolk mainly involves the production of aggregates primarily for use in the construction industry. Aggregates extraction is largely confined to sand and gravel and carstone, a type of sandstone. Norfolk is largely self sufficient in the primary aggregates although crushed rock is imported in increasing quantities into the county to supply the construction industry.</p> <p>Policies are proposed to meet the objectives of the Plan, to serve as a framework for decisions on mineral related matters and to provide guidance to the public and mineral operators on how the County Council will determine applications.</p> <p>MIN 18 Local planning authorities will protect, as far as practicable, potentially workable mineral resources from development proposals which may sterilise their utilisation or, alternatively, will permit, where this is not in conflict with environmental protection policies, their extraction prior to development being carried out.</p>			
Norfolk Waste Local Plan (Norfolk County Council, December 2000)	<p>Policies - Please note that from 27 September 2007 the following policies have not been saved and therefore are no longer used to determine planning applications: WAS08, WAS31, WAS32, WAS38 and WAS39.</p> <p>The Plan seeks to provide a framework for waste management in Norfolk and make suitable provision for the management of waste in the County within the plan period. However, the Waste Planning Authority's role is to guide and control development, essentially carried out by the private sector. As Waste Disposal Authority, the County Council is also instrumental in awarding contracts for disposal of household waste.</p>	No obvious targets or indicators.	It safeguards a site at Burrell Way.	Land, water and soil resources
Norfolk Minerals and Waste Development Framework Waste Site Specific Allocations Development Plan Document: Revised Further Issues and Options (Norfolk County Council, May 2011)	<p>The County Council has reassessed all the submitted sites, having regard to the responses received from all parties, and to the revised waste forecasts in the Core Strategy. The assessments of the sites have again taken into account relevant planning policies, and landscape, ecological, archaeological and highways implications. The site appraisals in this document are summaries, and therefore do not include every point made in the evidence base.</p> <p>In the site appraisals it is concluded that 35 sites are suitable for allocation for waste development, and that 34 are not suitable. The 5 new sites were not submitted in time to be included in the Further Issues and Options (Preferred Options) consultation in 2009, and the appraisals</p> <p><u>Potential waste sites:</u></p> <p>WAS32, Thetford Transfer Station, Burrell Way</p> <p>Proposed uses: Composting, anaerobic digestion, processing of recyclables, mixed waste processing, inert waste recycling, thermal treatment, household waste recycling centre, pyrolysis and gasification</p> <p>Conclusion: Subject to the requirements of the Highways Agency for a prior assessment of the impact on the junction of the C587 London Road with the A11(T), and the omission of thermal treatment and pyrolysis/gasification, the site is potentially acceptable for consideration as a preferred site. Processes involving thermal treatment would not be acceptable because of the potential impact of aerial deposition on the Breckland SPA, and the Breckland Forest SSSI, which is also part of the Breckland SAC. The site is also small and close to other commercial uses, and uses of the site would need to be appropriate in that context to protect local amenity. The site is suitable for allocation for small scale uses comprising processing of recyclables, mixed waste processing, and inert waste recycling, subject to a transport assessment, protection of local amenity by control of noise, dust and odour, and hydrological requirements. Control of lighting, dust and noise would be required also in order to safeguard habitats of the SPA and SSSI.</p>	No obvious targets or indicators.	It safeguards a site at Burrell Way.	Land, water and soil resources

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
<p>Norfolk Minerals and Waste Development Framework</p> <p>Minerals Site Specific Allocations</p> <p>Development Plan Document:</p> <p>Revised Further Issues and Options (Norfolk County Council, May 2011)</p>	<p>Norfolk will need to provide 43.7 million tonnes of sand and gravel and 3.4 million tonnes of hard rock (carstone) over the MWDF period. When the existing mineral reserves at sites in Norfolk with planning permission for sand and gravel extraction (18 million tonnes at the end of 2009), and carstone extraction (1.9 million tonnes at the end of 2009) are subtracted from these figures, Norfolk will need to allocate sites to provide for the extraction of a minimum of an extra 25.7 million tonnes of sand and gravel and 1.5 million tonnes of carstone.</p> <p>Following the Further Issues & Options consultation in 2009, three new minerals sites have been proposed. In addition, a number of site boundaries have been amended and/or other details changed (such as revised site access points). A total of 94 minerals sites are therefore included in this document.</p> <p>Some of the sites with revised boundaries and/or other details changed have been re-consulted on externally regarding specific issues, however some external consultee comments may relate to the previous (2009 Further Issues & Options), as all consultees (specific, general and other) will be contacted at this public consultation stage with an opportunity for them to comment. All internal County Council consultee comments have, however, been updated.</p> <p>This Revised Further Issues & Options Consultation contains summaries of the issues received previously, and the County Council's conclusions on all the sites. Each has an accompanying map, showing the site location, environmental constraints, and suggested/proposed highways access route.</p>	No obvious targets or indicators.	<p>Thetford does not feature in the Breckland Mineral Sites section.</p> <p>Thetford does not feature in the Breckland Safeguarded Mineral Sites section.</p>	Land, water and soil resources

Table C.3 Review of other related documents.

National Policy

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
<p>PPS 4 - Planning for Sustainable Economic Growth (2009) –</p> <p>(Replaces PPG4, PPG5, PPS6 and parts of PPS7 and PPG13).</p>	<p>PPS 4 on Planning for Sustainable Economic Development sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy, in their planning policies decisions.</p> <p>For the purpose of the policies within PPS4, Economic Development includes development;</p> <ul style="list-style-type: none"> With the B use class. Town centre uses (retail, leisure, entertainment facilities, offices and arts, cultural and tourism). Any other development that provides employment opportunities, generates wealth, or produces or generates an economic output or product. <p>Preparation and maintenance of robust evidence base to understand existing and future business need and likely changes in the market.</p> <p>DPD's should encourage and promote sustainable economic growth where appropriate. Policies should support existing and identify new business sectors, seeking most efficient and effective use of land and support and provide sustainable transport and infrastructure whilst maintaining local character and a high quality environment.</p>		<p>*An implication for economic development policies.</p> <p>*Requirement for policy in DPD's to promote sustainable patterns of development.</p> <p>*Protect existing rural facilities from development.</p> <p>*Identify sites for future economic development in rural areas.</p> <p>*Proactively plan and manage growth in town centres.</p> <p>*Direct more uses (retail, tourism, offices) to town centres.</p> <p>*Requirement for policy in DPD's for permitting new economic development in different location and extension to existing premises.</p> <p>*Implications for design policies and monitoring processes.</p> <p>*Identify sites in, or failing that on the edge of centre, capable of accommodating larger format developments, where there is a need for such developments.</p> <p>*Consider setting floor space thresholds for the scale of edge-of-centre and out of centre development which should be the subject on an impact assessment and specify the areas where this will apply.</p> <p>*Town centre use development must satisfy the 'sequential approach' and the 'significant adverse impact' tests</p>	<p>*Encourage sustained economic growth.</p> <p>*Encourage and accommodate new and existing business.</p> <p>*Encourage efficient patterns of movement to support sustainable growth.</p> <p>*Sustain and strengthen existing centres.</p> <p>*Encourage sustained economic growth.</p> <p>*Improve accessibility to services and facilities.</p> <p>*Improve accessibility to the most in need.</p> <p>*Maintain and enhance the quality of landscapes and townscapes.</p> <p>*Reduce the effect of traffic emissions on the environment.</p> <p>*Encourage community welfare and identity.</p> <p>*Minimise irreversible loss of undeveloped land.</p>

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
	<p>Policies for centres in DPD's should be flexible to be able respond to changing economic circumstances; identify need, opportunities, and deficiencies and enable expansion resulting on consumer choice and competitive town centre environments.</p> <p>LPA's should identify an appropriate range of sites (town centre, edge-of-centre, and out-of-centre) to accommodate the identified need and ensuring that the sites are capable of accommodating a range of business models.</p> <p>Policies in DPD'S should facilitate and promote sustainable patterns of economic, tourism and leisure development in rural areas focusing on new development in or near local service centres which ideally reuse or covert existing building, whilst maintaining local character and a high quality environment.</p> <p>Policies should sustain and promote the vitality and viability of local centres and villages.</p> <p>Policies in DPD's should set a maximum not minimum car parking standard for non residential development.</p> <p>LA's should use AMR's to inform policies and planning applications.</p> <p>Polices in DPD's should require appropriate assessments to ensure conformity with preferred policy approach when considering development in town, and out of town centres whilst making effective use of planning conditions upon subsequent planning approvals.</p>		before their positive and negative impacts and other material considerations are assessed.	
Revisions to PPS 3 - Housing (2006).	<p>Private residential gardens are now excluded from the definition of previously developed land in Annex B.</p> <p>The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.</p>		Ensure housing developments are sustainable with regards to location, layout, and design and meets the needs of the community.	<p>Contributions to meet housing requirement.</p> <p>Sustainable choice of locations.</p> <p>Efficiency/management use of land.</p> <p>Quality of design.</p> <p>Contribution to inclusive</p>
PPS 5 - Planning for the Historic Environment (2010).	<p>The historic environment and its heritage assets should be conserved and enjoyed for this quality of life they bring to this and future generations.</p> <p>Local Planning Authorities (LPA's) should seek to reuse and where appropriate modify heritage assets to reduce carbon emissions and secure sustainable development.</p> <p>LPS's should ensure there is evidence about the significance of heritage assets affected.</p> <p>The LPA should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the proposal.</p> <p>LPA's should take in to account the desirability of new development making a positive contribution to the character and local distinctness of the historic environment.</p> <p>There should be a presumption in the favour of the conservation of designated heritage assets and the LPA should treat favourably applications that preserve the elements of the setting that make a positive contribution to the asset.</p>		Development management policies must reflect these objectives. Conservation of the historic environment is important within Breckland which includes a large number of listed building, conservation areas and scheduled monuments.	Ensure that the SA framework covers the issues of development which protects and enhances the historic environment.

Document	Key Objectives	Targets and Indicators	Implications for the DPD	Implications for SA
PPG13 - Transport (2011)	This updates the previous version. In total, the guidance contains just three amended paragraphs – two relating to parking policy and one where a reference to the old regional transport strategy has been removed.	Does not set targets	Development management policies must reflect these objectives.	Transport and climate change.

Table C.4 Review of National Policy.

D Compatibility of Plan Objectives against SA Objectives

D.1 This section of the Sustainability Appraisal compares the 17 SA Objectives against the 12 Thetford Area Action Plan Spatial Objectives. The 17 SA Objectives are given below.

<p>1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings.</p> <p>2. Limit water consumption to the capacity of natural processes and storage systems.</p> <p>3. Reduce contributions to climate change.</p> <p>4. Minimise waste production and support the recycling of waste.</p> <p>5. To avoid, reduce and manage flood risk.</p> <p>6. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.</p>	<p>7. Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.</p> <p>8. Conserve and where appropriate enhance the historic environment.</p> <p>9. Improve the health and well being of the population.</p> <p>10. Reduce and prevent crime, and reduce the fear of crime.</p> <p>11. Improve the quality and quantity of accessible open space.</p> <p>12. Improve the quality, range and accessibility of essential services and facilities.</p>	<p>13. Redress inequalities related to age, gender, disability, race, faith, location and income.</p> <p>14. Ensure all groups have access to affordable, decent and appropriate housing.</p> <p>15. Increase the vitality and viability of existing town centres.</p> <p>16. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.</p> <p>17. Improve the efficiency, competitiveness and adaptability of the local economy</p>
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Spatial objectives	Sustainability Appraisal Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Thetford SO1: To provide the environment capable of delivering up to 5,000 net new homes in Thetford between 2001 – 2026 of the right mix of housing to meet the needs of Thetford's to ensure all residents have access to a decent affordable home. This new development will be integrated and meshed into the fabric of the town.	x	x	x		x	x	x	?	+		+	+	+	+	+		+
Thetford SO2: To ensure high and stable levels of employment through restructuring the local economy providing the basis for a minimum of 5,000 net new jobs, especially high quality jobs, in Thetford in the period 2001-2026, so everyone can share in the prosperity of the District. To promote economic diversity and support economic growth.	x	x				x	x	?					+		+	+	+
Thetford SO3: To address Thetford's current infrastructure deficits, plan for new infrastructure and ensure it is delivered with growth and not after. This includes utilities, education, sport, police, health and green infrastructure.		+			+		+		+		+	+		+			+
Thetford SO4: To strengthen Thetford as a place for shopping, work, services and leisure. Balancing housing, employment and service growth to promote self-containment.			+					?	+			+	+	+	+	+	+
Thetford SO5: To regenerate the town centre as a focus for retail, services and leisure, including improving its evening economy offer.	+		+		x		+	+				+			+		+
Thetford SO6: To address the most severe pockets of deprivation in Thetford's residential and employment estates, through physical, social and economic regeneration projects.							+		+	+	+	+	+	+			
Thetford SO7: To create an environment in Thetford that facilitates healthy lifestyles for all.			+						+		+	+					
Thetford SO8: To conserve and enhance where appropriate the quality and distinctiveness of the biodiversity, geology and	+					+	+	+	+					x		x	

Spatial objectives	Sustainability Appraisal Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
landscape setting of Thetford, and ensure growth respects such features.																		
Thetford SO9: To protect and where appropriate enhance the heritage assets and townscape of Thetford and require new development to meet high quality design standards.							+	+	+	+				+				
Thetford SO10: Development to be an exemplar for efficient use of resources (eg energy, water, building materials).		+	+	+														
Thetford SO11: To reduce greenhouse gas emissions, mitigate and adapt to the effects of Climate Change.	x		+	+	+	+			+		+							
Thetford SO12: To turn around Thetford's current heavy reliance on the car to more sustainable forms of transport whilst ensuring good accessibility for all to jobs, facilities and services (including Green Infrastructure) in Thetford.			+						+		+	+	+		+	+	+	
Key: + =Compatible X =Potential Tension																		

Table D.1 Comparing the TAAP's spatial objectives to the SA objectives.

E Appraisal of Policy and Site Allocation Options

Land Allocations

E.1 The effects of the policies on the SA objectives are assessed using the following symbols:

++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

E.2 Supporting text is given to qualify the assessment where appropriate.

Proposed land allocations

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Submission Policy: Major development to the north. As per the map of proposals (available on the LDF pages of www.breckland.gov.uk).	--	0	?	?	0	?/-	+	0	+	0	+	0	0	++	0	0	+
Alternative Option 1: Some development to the north of the A11.	-	0	0	?	0	0	--	--	0	0	0	0	0	+?	0	0	0
Alternative Option 2: Development to the south east.	-	0	?	?	0	--	+	0	0	0	0	0	0	?/+	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Submission Policy- Major development to the north. As per the map of proposals (available on the LDF pages of www.breckland.gov.uk).					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	--	This land allocation is on greenfield land.	Efficient use of land could help mitigate this impact.
2	0	0	0		
3	?	?	?	Development on the edge of but connected to Thetford should increase walking and cycling opportunities and reduce car journeys. Public transport more viable. Some attractions and destinations could be deemed to be too far away to walk and cycle.	
4	?	?	?	Uncertain until more detailed site proposals are known.	
5	0	0	0		
6	?/-	?/-	?/-	The loss of greenfield land could affect biodiversity. However, the approach in the TAAP to protect the two beetles to the north of the A11 by limiting growth to within the A11 could be seen as positive.	Other policies seek to retain and provide trees and hedgerows which could benefit biodiversity. Gallow's Hill policy seeks to protect area and provide for biodiversity.
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford.	
8	0	0	0		
9	+	+	+	A compact form, with good connections, will facilitate walking and cycling to assist healthy lifestyles.	
10	0	0	0		
11	+	+	+	Whilst detailed plans not known yet, significant amounts of open space will be part of the proposals.	

12	0	0	0		
13	0	0	0		
14	+	++	++	The majority of the land allocations are for housing. 40% of that housing will be affordable.	
15	0	0	0		
16	0	0	0		
17	+	+	+	Includes space for new businesses.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: Some development to the north of the A11.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	--	--	This land allocation is on greenfield land.	Efficient use of land could help mitigate this impact.
2	0	0	0		
3	0	0	0		
4	?	?	?	Uncertain until more detailed site proposals are known.	
5	0	0	0		
6	-	-	-	This option will be closer to areas of Forest which are home to woodlark and nightjar with associated urban affects such as increased dog walking and more cats straying further into the forest. Any potential screening impact of the A11 will not apply.	No mitigation measures identified.
7	--	--	--	Land North of A11 is mostly on high ground and landscape ridge. Development here would not fit historic townscape growth and character. Would have high landscape impact.	Landscaping on site may help, though this itself would impact on wider landscape and reduce long distance views.
8	--	--	--		
9	-	-	--	This option will lead to poor connection to the existing town resulting in continued car use rather than more sustainable modes of travel.	Walking and cycling routes as well as bus services could be provided.
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	+/?	+/?	+/?	The majority of the land allocations are for housing. 40% of that housing will be affordable. Please note however that the supporting infrastructure, such as electricity and water, could be more expensive than the other options. Whilst this is not insurmountable, it could affect delivery.	
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: + / + strong positive, + positive, 0 neutral, - negative, - / - strong negative, ? Unknown

Alternative Option 2: Development to the south east.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	--	This land allocation is on greenfield land.	Efficient use of land could help mitigate this impact.
2	0	0	0		
3	+	+	+	Development on the edge of but connected to Thetford should increase walking and cycling opportunities and reduce car journeys. Public transport more viable.	
4	?	?	?	Uncertain until more detailed site proposals are known.	
5	0	0	0		
6	--	--	--	The South East area falls within the 1500m buffer from land suitable for Stone Curlews as discussed in the Appropriate Assessment.	No mitigation measures possible.
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford.	
8	0	0	0		
9	0	0	0	A compact form, with good connections, will facilitate walking and cycling to assist healthy lifestyles.	
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/+	?/+	?/+	The majority of the land allocations are for housing. 40% of that housing will be affordable. Please note however that the supporting infrastructure, such as electricity and water, could be more expensive than the other options. Whilst this is not insurmountable, it could affect delivery.	
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: + / + strong positive, + positive, 0 neutral, - negative, - / - strong negative, ? unknown

Housing Numbers

Introduction

E.3 The issue of housing numbers allocated to Thetford and site options for the delivery of those numbers have been critical in the evolution of the Area Action Plan DPD. This Appendix seeks to set out in summary the storyline on housing delivery over the 4 years it has taken to prepare this document. As such this Appendix relates closely to Housing Topic Paper prepared to accompany the Submission DPD but seeks to consider the contents of the Topic Paper within the context of Sustainability Appraisal and Strategic Environmental Assessment.

Housing Numbers - commentary.

E.4 The issue of housing numbers and directions of growth is inherently linked to the Breckland Core Strategy and in turn the East of England Plan (RSS). Both of these documents form part of the Literature Review of this SA Report and as part of wider SEA requirements it is necessary to consider the relationship of the TAAP to other relevant plans. RSS Policy TH1 assigned 6,000 net new dwellings to Thetford over the period 2001-2021. The Breckland Core Strategy increased this figure to 6,500 and extended the plan period from 2001 to 2026. As part

of the Core Strategy process, Sustainability Appraisal and Strategic Environmental Assessment were undertaken on the increased growth to 6,500 and a specific urban extension to the north of Thetford. The appraisal process considered increasing the level of development in Thetford beyond 6,500 but this was rejected due to uncertain environmental effects and conformity with the RSS. The adopted Core Strategy at policies SS1 and CP1 sets a framework for 6,500 homes in Thetford, predominantly through an Urban Extension to the north of the town.

E.5 In preparing both the Core Strategy and Thetford Area Action Plan consideration has been given to the likely significant effects on the environment and infrastructure capacity. Initial detailed work in 2007⁽³⁾ provided a constraint analysis which identified non-developable and potentially constrained areas. Figure E.1 'Non developable land (EDAW 2007)' below shows the Non-developable land at 2007 based on available evidence which informed the Issues and Options version of the Thetford Area Action Plan in Summer 2008.

3 Thetford Growth Framework and Infrastructure Study (EDAW)

Non Developable Areas

Thetford Growth Options

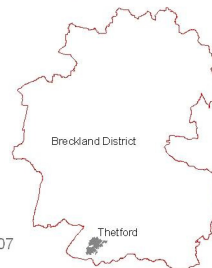


Non Developable Areas

Including Flood Zone 2, Sites of Special Scientific Interest, Biodiversity Action Plan Habitats, Local & National Nature Reserves, County Wildlife Sites, Scheduled & Proposed Ancient Monuments, Listed Buildings & Walls, Special Areas of Conservation, Special Protection Areas.

Potentially Constrained Areas

Including Tree Preservation Order Areas, Potentially Constrained Areas, Mineral Sites, Waste Sites, Common Land, Conservation Areas, Environmentally Sensitive Areas



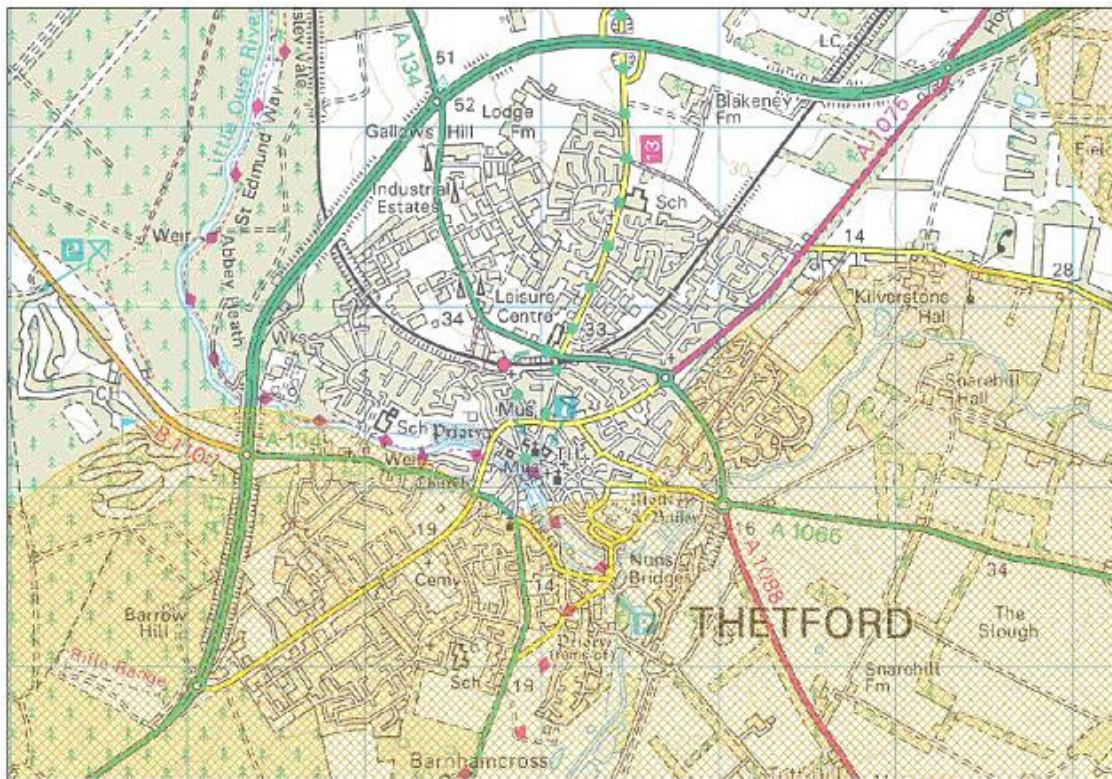
Data Source: Breckland Council/Norfolk CC/EDAW/Natural England/DEFRA/Joint Nature Conservation Committee/Environment Agency

Last Updated: March 2007

Map Source: © OS Crown copyright. All rights reserved (DBRE004) 2007

Figure E.1 Non developable land (EDAW 2007)

E.6 Following the publication of the Issues and Options document the Council received evidence relating to the effects of development on qualifying features of the Brecks SPA, namely Stone Curlews. The outputs of the research confirmed that a 1500m constraint zone needed to be applied from those parts of the SPA accommodating Stone Curlews and 1km grid cells beyond the SPA accommodating 5 or more Stone Curlew nesting attempts. This constraint zone shaped the final Core Strategy in directing Thetford's growth to an area to the north/north-east of the town as show in Picture E.1 '1,500m Stone Curlew Buffer and impact on land around Thetford.' This approach was found sound by Inspectors without challenge to the accompanying SA/SEA work.



Picture E.1 1,500m Stone Curlew Buffer and impact on land around Thetford.

E.7 As a consequence of the Core Strategy evidence/policy on protecting the Brecks SPA the Preferred Options version of the Thetford Area Action Plan in Spring 2009 discounted housing development options to the south-east of the town. The Core Strategy also recognised the need to constrain development north of the A11 to protect the landscape and avoid development close to those parts of the Brecks SPA containing Woodlark and Nightjar.

E.8 Following the adoption of the Core Strategy in December 2009 work has progressed on assessing in detail the deliverability of the urban extension to the north/north east of the town. Additional constraints have been identified for the area and are considered in more detail in Sections 3 and 5 of the Housing Topic Paper. In summary the constraints which have reduced the net developable area of the urban extension are as follows: mapping and identification of locally distinctive features of the landscape; designation of Gallows Hill as a Scheduled Monument; and presence of UK Biodiversity Action Plan Priority Species.

E.9 The maximum net developable area for residential development in the urban extension is 135 hectares once areas of constraint; open space; infrastructure and employment are discounted. To deliver the 6,500 homes in this area requires an average net density of 48 dwellings per hectare. The Council considers that this will result in an unacceptably hard and dense urban edge to the town which is atypical compared to local densities. The Council considers that a net density of 37 dwellings per hectare is more acceptable in respect of living environment.

design and landscape. 37 dwellings per hectare has been achieved elsewhere in the District and Thetford to some success. The capacity of the urban extension at 5000 dwellings is set out in Draft Final and Proposed Submission DPDs and is considered to be the minimum capacity which remains in broad conformity with the Core Strategy. It is not considered, nor has it been suggested, that there is a reasonable option for going lower than 5,000 homes.

E.10 Table J1 summarises the housing options and development plan document stages. Picture E.2 'Constraints Analysis' below sets out the overall constraints analysis for Thetford as produced in the Housing Topic Paper. It is not considered that there is a reasonable option to include land to the south east of Thetford as no new agreed environmental evidence exists to mitigate the Stone Curlew constraint zone. However, the effects of reducing the housing numbers needs to be assessed and any likely significant effect of increasing housing numbers to the north/north east of the town within the available 135 hectares.

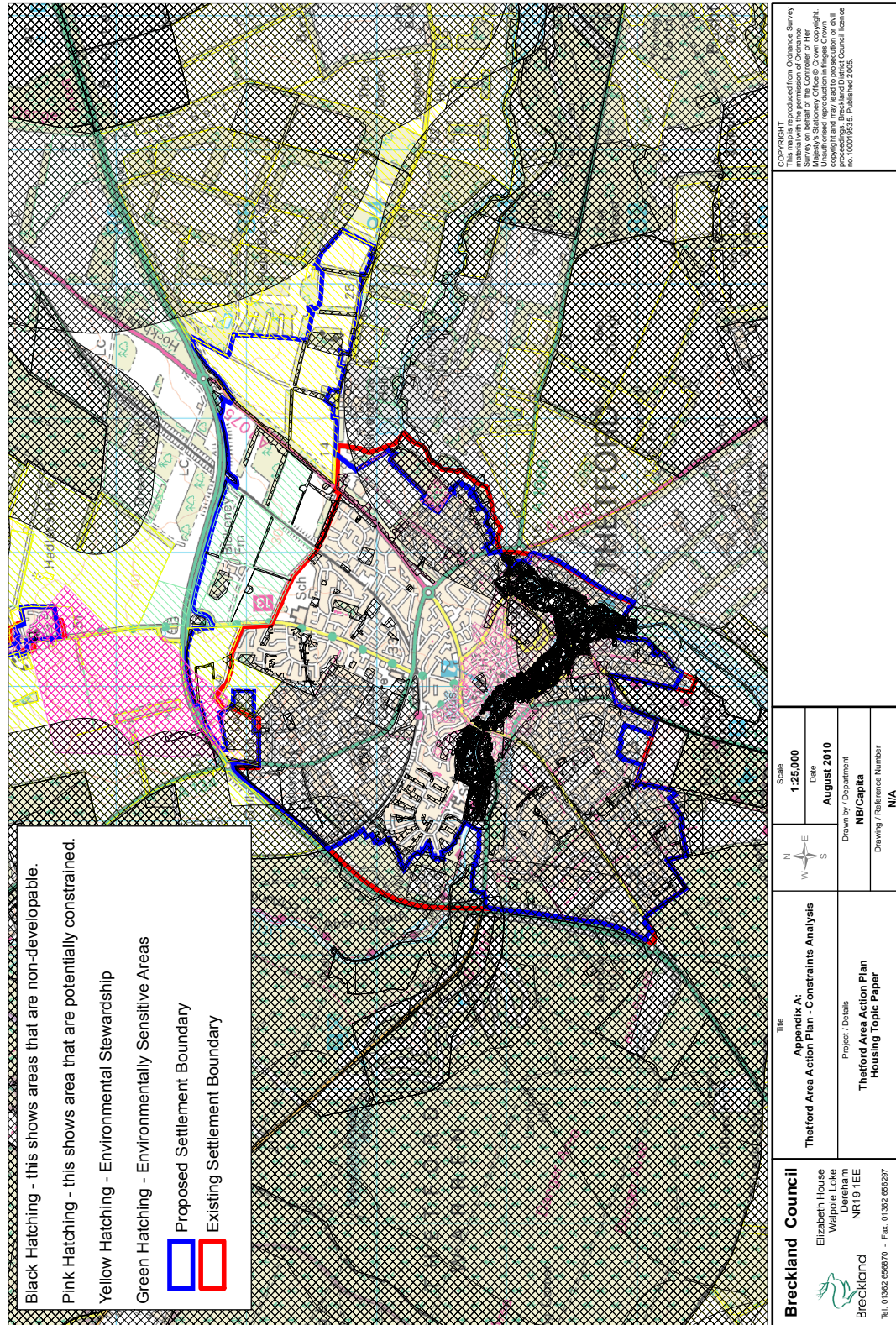
Option	Issues and Options 2008	Preferred Options 2009	Draft Final 2011	Proposed Submission 2011
Urban Extension to North-East	√	√	√	√
Urban Extension to South-East ⁽⁴⁾	√	x	x	x
Land North of A11 ⁽⁵⁾	√	x	x	x
New Housing within existing urban area ⁽⁶⁾	√	x	x	x

Table E.1 Summarising the housing options and development plan document stages.

4 This option was not considered after Issues and Options to reflect the approach taken in the Core Strategy (the Effects of Development on Stone Curlew). A Country Park was proposed to the South East of Thetford in the Preferred Options, but this subsequently was not considered further (see 5 'Developing and Appraising Options')

5 Whilst considered at the Issues and Options stage, evidence from EDAW recommended not developing north of the A11. Furthermore, the Core Strategy Inspector's Report stated that development should not go north of the A11 for many reasons (see 5 'Developing and Appraising Options')

6 Whilst the Issues and Options document considered some brownfield allocations, it was decided that such allocations did not need specific policies in the TAAP and should be seen as windfall and proposals assessed using the Core Strategy and TAAP policies.



Picture E.2 Constraints Analysis

Appraisal of Housing Numbers against the 17 SO Objectives

E.11 The effects of the policies on the SA objectives are assessed using the following symbols:

++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

E.12 Supporting text is given to qualify the assessment where appropriate.

Proposed land allocations

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Submission Policy: 5,000 dwellings in an urban extension to the north/north east of Thetford	-	0	?	?	0	?	+	+	0	0	+	0	0	++	0	0	0
Alternative Option 1: 6,500 dwellings in an urban extension to the north/north east of Thetford	-	0	0	?	0	0	--	--	0	0	0	0	0	+	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Submission Policy- 5,000 dwellings in an urban extension to the north/north east of Thetford						
S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	-	-	--	5,000 dwellings will be on greenfield land.	Efficient use of land could help mitigate this impact.	
2	0	0	0			
3	?	?	?	Uncertain as the impact depends on the design of the developments.		
4	?	?	?	Uncertain until more detailed site proposals are known.		
5	0	0	0			
6	?	?	?	The loss of greenfield land could affect biodiversity. The constraints analysis undertaken considers biodiversity in the area and has led to the land allocation and subsequently the number of dwellings the TAAP plans for.	Other policies seek to retain and provide trees and hedgerows which could benefit biodiversity. Gallow's Hill policy seeks to protect area and provide for biodiversity.	
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford. The constraints analysis undertaken considers sites of historic importance and heritage assets in the area and has led to the land allocation and subsequently the number of dwellings the TAAP plans for.		
8	+	+	+	The constraints analysis undertaken considers sites of historic importance and heritage assets in the area and has led to the land allocation and subsequently the number of dwellings the TAAP plans for.		
9	0	0	0			
10	0	0	0			

11	+	+	+	Whilst detailed plans not known yet, significant amounts of open space will be part of the proposals in line with Core Strategy requirements which reflect population and number of dwellings.	
12	0	0	0		
13	0	0	0		
14	+	++	++	40% of the housing will be affordable.	
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: 6,500 dwellings in an urban extension to the north/north east of Thetford					
S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	6,500 dwellings will be on greenfield land.	It is an efficient use of available land which increases housing delivery without increasing land take either in Thetford or elsewhere through a Strategy review.
2	0	0	0		
3	0	0	0		
4	?	?	?	Uncertain until more detailed site proposals are known.	
5	0	0	0		
6	-	--	--	The intensive development of greenfield land could affect biodiversity by reducing the function and scale of green areas. High density development will place increased pressure on remaining green areas.	No mitigation measures identified.
7	--	--	--	6,500 homes would require a net average density of 48dph. Development of this density would not fit historic townscape growth and character. It would also have high landscape impact.	Landscaping on site may help, though this itself would impact on wider landscape and reduce long distance views.
8	--	--	--	The average density required to accommodate 6,500 homes will result in a hard urban edge which will have a detrimental effect on the setting of Gallows Hill scheduled monument and listed buildings at Kilverstone Hall.	
9	-	-	--	An intensive development will result in greater pressure on open spaces and reduced potential to provide amenity and allotment areas. A compact form, with good connections, will facilitate walking and cycling to assist healthy lifestyles.	Walking and cycling routes as well as bus services could be provided.
10	0	0	0		
11	-	--	--	Increasing development levels to 6,500 homes will mean a combination of reduced open space provision across the site and greater pressure (reduced quality) in those areas provided.	Landscaping on site may help, though this itself would impact on wider landscape and reduce long distance views.
12	0	0	0		
13	0	0	0		

14	+/?	+/?	+/?	The majority of the land allocations are for housing. 40% of that housing will be affordable. Please note however that the supporting infrastructure, such as electricity and water, could be more expensive than the other options. Whilst this is not insurmountable, it could affect delivery.	
15	0	0	0		
16	0	0	0		
17	0	0	0		
Key: + / + strong positive, + positive, 0 neutral, - / - strong negative, ? Unknown					

TH1 Presumption in Favour of Sustainable Development

E.13 Sustainability Appraisal of the new TH1 of the Thetford Area Action Plan DPD (Local Plan):

Policy TH1 National Planning Policy Framework - Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii. Specific policies in that Framework indicate that development should be restricted.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: National Planning Policy Framework - Presumption in favour of sustainable development	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	The effect against this objective will depend on the proposal, and it could be that development on Greenfield land could be seen as sustainable if other sustainable development objectives are achieved. See NPPF paragraph 112.	Locally specific policies within the TAAP will address mitigation as well as maximise any benefits.
2	+	+	+	For development to be considered sustainable it should not overly consume water, and as such the policy scores positively against this objective. NPPF Paragraph 94, 99, 143, 156 and 162.	
3	+	+	+	For development to be sustainable, it should not have a negative impact on climate change and development should mitigate against potential impacts of climate change. See NPPF paragraph 7, section 10 and 156.	

4	+	+	+	For development to be considered sustainable, it should minimise waste production and enable recycling of waste. NPPF Paragraph 5, 7, 156 and 162.
5	+	+	+	For development to be sustainable, it should not be at risk of flooding or increase the risk of flooding elsewhere. Development may be able to achieve betterment. NPPF paragraph 17, section 10, 156, 162 and 166.
6	+	+	+	For development to be sustainable, it should not adversely impact biodiversity, hence a positive assessment against this objective. Development could even provide for biodiversity enhancement through design/ layout. NPPF paragraph 7, 99 and section 11.
7	+	+	+	For development to be considered sustainable, it should not have an adverse impact on landscape or townscape. NPPF Paragraph 59, 99, section 11 and 156.
8	+	+	+	For development to be appropriate it should not impact on heritage assets. It could enhance these assets. NPPF Paragraph 17, section 12, 139, 141, 169 and 170.
9	+	+	+	For development to be sustainable, it should not result in poor health. It could improve health. NPPF paragraph 7, 17, 29, section 8, 120, 123, 156, 162 and 171.
10	+	+	+	For development to be sustainable, it should not result in crime or increase fear of crime. It could address crime. NPPF Paragraph 58 and 69.
11	+	+	+	For development to be sustainable, adequate open space should be provided. The open space could be multifunctional to benefit people, mitigate climate change impacts and be linked to reducing impacts of flooding. As such, the policy scores positively against this objective. See NPPF paragraph 73, 74 and 77.
12	+	+	+	For development to be sustainable it should provide adequate facilities and services which can minimise the need to utilise single occupancy car trips. It could improve such facilities and services or access to. NPPF paragraph 7, 17, 21, 38, 42, 58, 69, 70, 73, 76 and 156.
13	+	+	+	For development to be sustainable it should not favour one particular sector of society over another to avoid increasing any existing inequalities. Proposals could seek to address inequalities. NPPF paragraph 7, 17, 23, 42, 50, 58, 69, 70, 71, 155 and 156.
14	+	+	+	Only relevant to residential development. For residential development to be sustainable, dwellings should contribute to meeting the housing need in the area, including being affordable. NPPF paragraph 9, 17, section 6, section 7, 76 and 156.
15	+	+	+	For development to be sustainable it should not deter from the attractiveness of the town centre. It could improve access to the town centre, the townscape as well as the offer of the town centre. NPPF section 2, paragraph 40 and 161.
16	+	+	+	Sustainable economic development proposals will contribute to ensuring that there are adequate work opportunities available. It could even address existing areas of employment. NPPF paragraph 9, section 1, 22, 37, 76, 156 and 158.
17	+	+	+	For development to be sustainable it should contribute positively to the competitiveness and adaptability of the economy. NPPF paragraph 7 and section 1.
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown</p>				

TH2 Approach to the Town Centre

TH2: Approach to the town centre.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Seeks to enhance the town centre and comes up with guidance for any change and highlights need for town centre masterplan. Same as Draft Final Policy, but with some text changes to aid clarification.	+	0	+	0	+	0	+	?	+	?	+/?	+/?	+/?	+/?	+	0	++
Alternative Option 1: No policy.	?	0	?	0	?	0	?	?	?	?	0	?	0	0	?	0	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Adopted Sustainability Appraisal Report for the Thetford Area Action Plan

Final Policy: Seeks to enhance the town centre and comes up with guidance for any change and highlights need for town centre masterplan. Same as Draft Final Policy, but with some text changes to aid clarification.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Redevelopment will be on brownfield land.	
2	0	0	0		
3	+	+	+	Seeks to improve town centre and maintain pedestrian access. Changes could result in more energy efficient buildings.	Town centre is a destination on walking and cycling network and public transport. New bus interchange.
4	0	0	0		
5	+	+	+	Town centre masterplan would be expected to demonstrate how it informs and / or responds to the town-wide surface water management plan.	Development in flood zones policy, Core Strategy and PPS25.
6	0	0	0		
7	+	+	+	Seeks to improve the look and feel of the town centre, thus adding to the townscape.	
8	?	?	?	The town centre is a conservation area.	Refer to historic environment. Archaeology policies. Involve relevant officers in production of town centre masterplan.
9	+	+	+	Improvements to the town centre could affect the wider wellbeing of the town's residents, with the positive effects on the residents. Also seeks to maintain pedestrian priority.	Town centre is a destination on walking and cycling network.
10	?	?	?	Town centre could be a focus for crime. Policy includes a criterion for the use of secured by design. This will occur at the planning application stage.	Involve the Police ACLO in any plans for the town centre.
11	+/?	+/?	+/?	The River Valley Park project objectives could be met as a result of the town centre masterplan.	
12	+/?	+/?	+/?	Changes to the town centre could attract a greater range of shops and facilities.	Town centre is a destination on walking and cycling network and public transport. New bus interchange.
13	+/?	+/?	+/?	Changes to the town centre could attract a greater range of shops and facilities.	
14	+/?	+/?	+/?	Housing could be provided in appropriate areas in the town centre.	
15	+	+	++	Changes to the town centre could attract a greater range of shops and facilities.	Town centre is a destination on walking and cycling network and public transport. New bus interchange. Retail policies.
16	0	0	0		
17	+	+	++	Changes to the town centre could attract a greater range of shops and facilities.	Town centre is a destination on walking and cycling network and public transport. New bus interchange. Retail policies.

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 1: No policy. Ad hoc changes to the town centre. No masterplan.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.

1	?	?	?	The lack of policy could result in ad hoc changes, negotiated on a case by case basis.	Core strategy, PPS4, PPS25.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	?	?	?		
6	0	0	0		
7	?	?	?		
8	?	?	?		
9	?	?	?		
10	?	?	?		
11	0	0	0		
12	?	?	?		
13	0	0	0		
14	0	0	0		
15	?	?	?		
16	0	0	0		
17	?	?	?		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH3 New Retail Development

TH3: New Retail Development																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Directs convenience development (330m2 net) to town centre to 2016. Long term needs of the town would need to address the sequential approach. Out of centre retail proposals with the potential to jeopardise viability of town centre not permitted.	+	0	+	0	-/?	0	?	0	0	0	0	+	0	0	++	++	++
Alternative Option 1: Less convenience development.	0	0	--	0	-/?	0	?	0	0	0	0	?	0	0	-	?	?
Alternative Options 2: More convenience development.	?/-	0	?	0	-/?	0	?	0	0	0	0	+	0	0	++	++	++
Alternative Option 3: Plan for out of town retail	?/-	0	-	0	?	?	?	0	0	0	0	?/+	0	?	-	++	++

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Directs convenience development (330m2 net) to town centre to 2016. Long term needs of the town would need to address the sequential approach. Out of centre retail proposals with the potential to jeopardise viability of town centre not permitted.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
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1	+	+	+	By directing development to the town centre, it is likely to use vacant units or brownfield land as opposed to greenfield land.	
2	0	0	0		
3	+	+	+	By directing development to the town centre, there is opportunity for access by modes other than single occupancy car use. Also there is the opportunity for linked trips thus reducing the need to travel. Furthermore, by improving the retail offer in the town centre, fewer people might be tempted to travel further afield.	
4	0	0	0		
5	-/?	-/?	-/?	Any growth could be directed to the town centre and could be in flood zone 2 and 3 and therefore be at risk of flooding.	Sequential test and exception test will be applied as per PPS25. TAAP adopts SFRA 2 flood zones. TAAP has policies on Surface Water Management. Surface Water Management to be addressed as part of Town Centre Masterplan.
6	0	0	0		
7	?	?	?	The shops could re-use derelict buildings and reflect the surroundings so as to not adversely affect the town scape.	Policy DC 16 in the submission Core Strategy refers to design preserving or enhancing the character of the area. Policy TH1 sets some principles for the town centre.
8	0	0	0		
9	0	0	0		
10	0	0	0	Policy TH2 includes a criterion on designing out crime, in relation to the development of the town centre, which could reduce crime.	
11	0	0	0		
12	+	+	+	Directing shops to the town centre would make them accessible for all.	Public transport is set to be reviewed and improved. Town Centre is a destination on the walking and cycling network.
13	0	0	0		
14	0	0	0		
15	+	+	++	Directs convenience to the town centre with associated positive impacts or more offer in an area accessible to all the town.	Town Centre Masterplan.
16	+	+	++	Retail is a form of employment.	
17	+	+	++	More retail could result in business opportunities.	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

Alternative Option 1: Low shopping floorspace growth.

S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		

3	-	-	--	A lower provision of retail for a growing population could result in more people travelling further afield to buy what they want and need. It is likely that these journeys will be made using the car.	Improve public transport links to these other towns and cities to allow for travel by more sustainable modes of transport. There are of course risks such as the feasibility and cost of improvements.
4	0	0	0		
5	-/?	-/?	-/?	Any growth could be directed to the town centre and could be in flood zone 2 and 3 and therefore be at risk of flooding.	Sequential test and exception test will be applied as per PPS25. TAAP adopts SFRA 2 flood zones. TAAP has policies on Surface Water Management. Surface Water Management to be addressed as part of Town Centre Masterplan.
6	0	0	0		
7	?	?	?	The few shops that are provided could re-use derelict buildings and reflect the surroundings so as to not adversely affect the town scape.	Policy DC 16 in the submission Core Strategy refers to design preserving or enhancing the character of the area. Policy TH1 sets some principles for the town centre.
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?	Directing shops to the town centre would make them accessible for all. A lower provision of retail for a growing population could result in more people travelling further afield to buy what they want and need.	Public transport is set to be reviewed and improved. Town Centre is a destination on the cycling network.
13	0	0	0		
14	0	0	0		
15	-	-	--	The low growth could use vacant units, but the overall effect on the vitality of Thetford's town centre will be limited.	Promote the vacant units. Improve public transport links as well as walking and cycling links to the shops that are in Thetford. Town Centre Masterplan.
16	?	?	?	Fewer shops would mean fewer employment opportunities in the retail sector.	The overall vision of the Area Action Plan is to provide 5,000 jobs. It is envisaged that there will be alternative job opportunities.
17	?	?	?	Less retail could result in fewer business opportunities as a result of less land being available for business development.	The overall vision of the Area Action Plan is to provide 5,000 jobs. It is envisaged that there will be alternative business development opportunities.
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown					

Alternative Option 2: Higher shopping floorspace growth targets.					
S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	A larger amount of floorspace might not be able to be provided in the town centre, resulting in some being placed on greenfield land.	Land should be used efficiently.
2	0	0	0		
3	?	?	?	More retail provision would reduce the need to travel to other towns or cities. A larger amount of floorspace might not be able to be provided in the town centre, resulting in some being placed on greenfield land, residents from other parts of the town might rely on their car to get to these shops.	Provide and improve adequate walking and cycling facilities to these retail developments. Improve public transport to these retail developments. The sequential test as set out in PPS 4 would still apply.
4	0	0	0		
5	-/?	-/?	-/?	Some of the town centre is in flood zone 2 and 3 and therefore be at risk of flooding.	Sequential test and exception test will be applied as per PPS25. TAAP adopts SFRA 2 flood zones. TAAP has policies on Surface Water Management. Surface Water Management to be addressed as part of Town Centre Masterplan.
6	0	0	0		
7	?	?	?	Derelict buildings could be re-used and the design reflect the surroundings so as to not adversely affect the townscape. Retail that cannot be provided in the town could be directed to greenfield land - the area to the north of Thetford is classed as Moderate in the Settlement Fringe Landscape Assessment.	Policy DC 16 in the submission Core Strategy refers to design preserving or enhancing the character of the area. Policy TH1 sets some principles for the town centre.
8	0	0	0		
9	0	0	0		
10	0	0	0		Policy TH2 contains a criterion for designing out crime
11	0	0	0		
12	+	+	+	Directing shops to the town centre would make them accessible for all.	Public transport is set to be reviewed and improved. Town Centre is a destination on the cycling network.
13	0	0	0		
14	0	0	0		
15	+	++	++	Retail in the town centre will improve the vitality and viability of the town centre by making it a more attractive place to visit, attracting more people and reducing leakage of spend to nearby larger towns and cities.	Promote the vacant units. Improve public transport links as well as walking and cycling links to the shops that are in Thetford. Town Centre Masterplan.
16	+	++	++	By providing more retail, there would be more job opportunities.	
17	+	++	++	Business development opportunities will be created and so too will competitiveness.	
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown					

Alternative Option 3: Floorspace growth not focused on the Town Centre.

S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	Development could be on greenfield land.	
2	0	0	0		
3	-	-	-	Although some retail is likely to be in the town centre and the retail parks, some retail could be located elsewhere - as such there is not likely to be the critical mass to warrant a bus service for example. Additionally, the distance between such retail units could promote the use of the car for these trips.	Provide and improve adequate walking and cycling facilities to these retail developments. Improve public transport to these retail developments. The sequential test as set out in PPS 6 would still apply.
4	0	0	0		
5	?	?	?	Some development that may occur in the town centre could be in flood zone 2 and 3. There could be the opportunity to develop retail elsewhere in the town within flood zone 2 and 3.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA will further inform the policies in the Thetford Area Action Plan.
6	?	?	?	There could still be some shops provided within the major development areas on greenfield land. Depending on the location, habitats and species could be adversely affected.	Green infrastructure policies could mitigate this issue to some degree.
7	?	?	?	Derelict buildings could be re-used and the design reflect the surroundings so as to not adversely affect the townscape. Shops may be on greenfield land - the area to the north of Thetford is classed as Moderate in the Settlement Fringe Landscape Assessment.	Policy DC 16 in the Core Strategy refers to design preserving or enhancing the character of the area.
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?/+	?/+	?/+	By providing a medium amount of new retail, there will be an increase in range of retail. By not specifying where retail should go, the area which the retail is near will have improved access to that particular service. Conversely, other areas further away will not.	Provide and improve adequate walking and cycling facilities to these retail developments. Improve public transport to these retail developments.
13	0	0	0		
14	?	?	?	By not specifying where retail should go could result in a competition for land.	
15	-	-	-	Although some new retail could be provided in the town centre, not directing the majority to the town centre would not increase the vitality or viability.	Promote the vacant units. Improve public transport links as well as walking and cycling links to the shops that are in Thetford.
16	++	++	++	By providing more retail, there would be more job opportunities.	
17	++	++	++	Business development opportunities will be created and so too will competitiveness.	
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown</p>					

TH4 Transport - Achieving Modal Shift

TH4: Transport - Achieving Modal Shift																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy:	0	0	++	0	0	0	0	0	++	0	0	+	+	0	+	+	?

All development in Thetford will be required to contribute proportionally to a raft of measures necessary to achieve the modal shift from single occupancy car journeys to other forms of movement.																	
Alternative Option 1: No Policy on modal shift.	0	0	--	0	0	0	0	0	--	0	0	-	-	0	-	-	?
Alternative Option 2: Fewer measures and less emphasis on modal shift.	0	0	-	0	0	0	0	0	-	0	0	-	-	0	-	-	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Table E.2

Final Policy - All development in Thetford will be required to contribute proportionally to a raft of measures necessary to achieve the modal shift from single occupancy car journeys to other forms of movement.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	0	0	0			
2	0	0	0			
3	+	++	++	Policy seeks to promote car sharing, walking, cycling and bus transport over single occupancy car use thus contributing to reducing emissions.	Policies on buses and walking and cycling contained within the Thetford Area Action Plan.	
4	0	0	0			
5	0	0	0			
6	0	0	0			
7	0	0	0			
8	0	0	0			
9	+	++	++	Policy seeks to promote walking and cycling over single occupancy car use. These modes of travel are healthy ways of getting around.	Cycle network and Loops routes.	
10	0	0	0			
11	0	0	0			
12	+	+	+	The policy seeks to improve the access to various destinations by modes other than single occupancy car use.		
13	+	+	+	The policy seeks to improve the access to various destinations by modes other than single occupancy car use.		
14	0	0	0			
15	+	+	+	The policy seeks to improve the access to various destinations (including services and schools) by modes other than single occupancy car use.		
16	+	+	+	The policy seeks to improve the access to various destinations (including work places) by modes other than single occupancy car use.		
17	?	?	?	The policy seeks to improve the access to various destinations by modes other than single occupancy car use.		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy on modal shift.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	--	--	--	By not emphasising the importance of modal shift and not ensuring alternatives are provided, not only will Thetford experience traffic issues, but contributions to climate change from car use will not be addressed.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	--	--	--	By not emphasising the importance of modal shift onto healthy forms of transport, and not ensuring alternatives are provided not only will Thetford experience traffic issues, but the residents health might not benefit.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
10	0	0	0		
11	0	0	0		
12	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing services and facilities.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
13	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
14	0	0	0		
15	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing the town centre.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
16	-	-	-		
17	?	?	?	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing places for work.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 2: Fewer measures and less emphasis on modal shift.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, not only will Thetford experience traffic issues, but contributions to climate change from car use will not be addressed.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.

4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	-	-	-	By not emphasising the importance of modal shift onto healthy forms of transport, and not ensuring alternatives are provided not only will Thetford experience traffic issues, but the residents health might not benefit.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
10	0	0	0		
11	0	0	0		
12	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing services and facilities.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
13	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
14	0	0	0		
15	-	-	-	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing the town centre.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.
16	-	-	-		
17	?	?	?	By not emphasising the importance of modal shift and not ensuring alternatives are provided, Thetford will experience traffic issues in accessing places for work.	Rely on travel plans for larger developments and ad hoc improvements and provision for alternative modes to single occupancy car use.

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH5 The Impact of Change on Pedestrians, Cyclists and Buses

TH5: The Impact of Change of Pedestrians, Cyclists and Buses																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Any type of development which adversely affects the identified movement routes of pedestrians, cyclists and public transport will not be permitted. As per Draft Final Policy, with some text changes to aid clarification.	0	0	++	0	0	0	0	0	++	0	0	+	+	0	+	+	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	?	0	0	?	?	0	?	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Any type of development which adversely affects the identified movement routes of pedestrians, cyclists and public transport will not be permitted.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits
1	0	0	0		
2	0	0	0		
3	+	+	++	Thetford is to undergo much change over the coming years such as traffic management projects and improvements to existing residential estates. This change needs to take into account movement to and through by pedestrians, cyclists and public transport - these modes of travel are more sustainable than single occupancy car use and need to be accommodated.	Other policies to promote sustainable transport.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	+	++	++	Thetford is to undergo much change over the coming years such as traffic management projects and improvements to existing residential estates. This change needs to take into account movement to and through by pedestrians and cyclists - these modes of travel are healthier than single occupancy car use and need to be accommodated.	Walking and cycling related policies.
10	0	0	0		
11	0	0	0		
12	+	+	+	By ensuring pedestrians, cyclists and buses are accommodated in all changes, services and facilities can continue to be accessed by these modes.	
13	+	+	+	By ensuring pedestrians, cyclists and buses are accommodated in all changes, access is improved/maintained.	
14	0	0	0		
15	+	+	+	By ensuring pedestrians, cyclists and buses are accommodated in all changes, the town centre can continue to be accessed by these modes.	
16	+	+	+	By ensuring pedestrians, cyclists and buses are accommodated in all changes, employment areas can continue to be accessed by these modes.	
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown					

Alternative Policy: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits
1	0	0	0		
2	0	0	0		
3	?	?	?	Without such a policy, changes could adversely affect pedestrians, cyclists and buses.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
4	0	0	0		
5	0	0	0		
6	0	0	0		

7	0	0	0		
8	0	0	0		
9	?	?	?	Without such a policy, changes could make walking and cycling less attractive options.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
10	0	0	0		
11	0	0	0		
12	?	?	?	Without such a policy, changes could make using the bus, walking or cycling less of an option for accessing services and facilities.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
13	?	?	?	Without such a policy, changes could make using the bus, walking or cycling less of an option.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
14	0	0	0		
15	?	?	?	Without such a policy, changes could make using the bus, walking or cycling less of an option for accessing the town centre. Potential knock on effects for parking in the centre.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
16	?	?	?	Without such a policy, changes could make using the bus, walking or cycling less of an option for travelling to work.	Existing methods to try and ensure adverse effects do not happen would be relied upon.
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH6 Thetford Bus Interchange

TH6: New bus interchange.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final policy: Provision of a new bus interchange in the Minstergate Area, using the Cosy Carpet building.	+	0	++	0	?	0	?/+	+	?/+	+	0	+	0	0	+	0	0
Alternative Option 1: Leave the bus station as it is but improve it.	+	0	++	0	-	0	-	-	0	+	0	+	0	0	+	0	0
Alternative Option 2: Move the bus station to another location.	?	0	?/+	0	?	0	?	?	0	0	0	?	0	0	?	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy - Provision of a new bus interchange in the Minstergate Area, using the Cosy Carpet building.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	The new bus station would be on brownfield land. The old bus station could potentially be redeveloped - this would be development on brownfield land.	
2	0	0	0		
3	++	++	++	By providing an improved base for buses, public transport could be improved and become more attractive. This could result in a modal shift away from single occupancy car usage towards more sustainable public transport reducing contributions to climate change.	

4	0	0	0		
5	?	?	?	The proposed location for the bus station is close to flood zone 2 and is currently of a porous surface. So too is the existing location of the bus station. A bus station could be an acceptable form of development within this flood zone.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA has informed the TAAP policies.
6	0	0	0		
7	?/+	?/+	?/+	The new bus station and old bus station are in the town centre and in areas of older development and in the conservation area. If the development and redevelopment is not done in an appropriate manner, there could be the potential for negative impacts on the townscape. The bus station would however result in the restoration of the listed building on the site.	Submission Core Strategy Policy DC16 refers to Design and DC17 refers to the Historic Environment.
8	+	+	+	It is envisaged that the derelict listed Cosy Carpet warehouse be included in the new bus station.	Submission Core Strategy Policy DC17 refers to the Historic Environment.
9	?/+	?/+	?/+	There could be positive benefits to the general wellbeing of the population if derelict buildings are improved.	
10	+	+	+	Redeveloping the old bus station site with the Anchor Hotel and including the Cosy Carpet site in the new development could reduce the trespassing in and vandalism of these buildings.	
11	0	0	0		
12	+	+	+	An improved bus station or interchange would help improve the bus services around Thetford, resulting in increased access to various services.	Clear pedestrian links to and from the bus station could be useful.
13	0	0	0		
14	0	0	0		
15	+	+	+	An improved bus interchange/station and the redevelopment of the old site would help improve the vitality and viability of the town centre. Two of the town's derelict buildings could be improved.	
16	0	0	0		
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown					

Alternative Option 1: Leave the bus station and improve on existing site.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	An improved station in the current location would be on brownfield land.	
2	0	0	0		
3	++	++	++	By providing an improved base for buses, public transport could be improved and become more attractive. This could result in a modal shift away from single occupancy car usage towards more sustainable public transport reducing contributions to climate change.	
4	0	0	0		
5	-	-	-	The current site is within flood zone 3 and as such is at risk of flooding. Improving the bus station however could be an acceptable form of development within this flood zone.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA will further inform the policies in the Thetford Area Action Plan
6	0	0	0		

7	-	-	-	The new bus station and old bus station are in the town centre and in areas of older development and in the conservation area. If the development and redevelopment is not done in an appropriate manner, there could be the potential for negative impacts on the townscape. Leaving the bus station where it is means that the Cosy Carpets building will not be improved as part of a new bus interchange - other ways of improving the building will need to be investigated.	Submission Core Strategy Policy DC16 refers to Design and DC17 refers to the Historic Environment.
8	-	-	-	Improving the bus station in its current location could include the derelict Anchor Hotel. This is not listed, but is locally favoured. By not moving the station to near the Cosy Carpet warehouse, this listed building would not be repaired and brought into use as part of the bus station. Another use would have to be considered in the hope that a developer would use and repair this building.	Consider another policy that promotes and encourages the use and repair of the Cosy Carpet warehouse.
9	0	0	0		
10	+	+	+	Redeveloping the old bus station site could reduce the trespassing in and vandalism of the Anchor Hotel if it were included.	
11	0	0	0		
12	+	+	+	An improved bus station or interchange would help improve the bus services around Thetford, resulting in increased access to various services.	Clear pedestrian links to and from the bus station could be useful.
13	0	0	0		
14	0	0	0		
15	+	+	+	Improving the bus station in its current location could include the Anchor Hotel which is currently derelict. This could improve the vitality of the town by improving one of the town's derelict buildings.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 2: Move the bus station to another location.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	An alternative site has not been identified. It could be on brownfield land or greenfield land.	The use of brownfield land would be encouraged.
2	0	0	0		
3	+/?	+/?	+/?	A new site would still help improve the attractiveness of buses and could promote modal shift away from single occupancy car use, but the location might not be as convenient if it were not in the town centre.	A convenient, easily accessible location would be encouraged.
4	0	0	0		
5	?	?	?	Depending on the location, the site could be within the flood zones. A bus station within the flood zones could be an acceptable form of development.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA will further inform the policies in the Thetford Area Action Plan
6	0	0	0		
7	?	?	?	If development is not in an appropriate manner, there could be the potential for negative impacts on the townscape. Conversely, if the development reflects and compliments the surrounding areas, there could be positive impact on the townscape.	Submission Core Strategy Policy DC16 refers to Design and DC17 refers to the Historic Environment.
8	?	?	?	There could be potential to benefit the historic environment, but this would depend on the location and what is there of historic importance.	If in an area that is of historic interest, the design should take account of the surroundings.
9	0	0	0		
10	0	0	0		

11	0	0	0		
12	?	?	?	An improved bus station or interchange would help improve the bus services around Thetford, resulting in increased access to various services. A central area might be deemed as more accessible. A bus station in another location would be accessible for those who live or work near it, but not that accessible for those who do not live or work near it.	Clear pedestrian links to and from the bus station could be useful.
13	0	0	0		
14	0	0	0		
15	?	?	?	The effect on the town centre depends on where the bus station were to be.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH7 Thetford Railway Station

TH7: Thetford railway station																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Improving the train station by improving cycle and car parking provision, active use of the buildings, investigate improving access between platforms and improve bus links to the station, allowing Offices and some A uses that compliment not compete with the town centre. As per draft final policy, but giving separate guidance for the old warehouse building to the west of the main station buildings.	0	0	++	0	0	0	++	++	0	+	0	0	0	?	0	0	0
Alternative Option 1: No policy.	0	0	?/-	0	0	0	?/-	?/-	0	?/-	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy - Improving the train station by improving cycle and car parking provision, active use of the buildings, investigate improving access between platforms and improve bus links to the station, allowing Offices and some A uses that compliment not compete with the town centre. As per draft final policy, but giving separate guidance for the old warehouse building to the west of the main station buildings.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	++	++	++	By providing an improved and more welcoming station, with improved facilities, trains could be more popular as a mode of travel. This could result in a modal shift away from single occupancy car usage towards more sustainable public transport reducing contributions to climate change.	Cycle parking could be improved so passengers could cycle to the train station and leave their bike there. Also the routes to the station for walking and cycling could be improved.
4	0	0	0		
5	0	0	0		
6	0	0	0		

7	++	++	++	There are some redundant buildings at the train station. The train station is also listed. By improving the train station, these buildings could be brought back into use.	Core Strategy Policies DC16 refers to design and DC17 refers to Historic Buildings.
8	++	++	++	The train station and warehouse to the west is listed. By improving the train station, the historic buildings could be improved and brought back into use.	Core Strategy Policy DC17 refers to Historic Buildings.
9	0	0	0		
10	+	+	+	Some vandalism is evident at the train station - for example some minor graffiti. By improving the train station, this might be stopped.	
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?	?	?	The warehouse building to the west of the main station could accommodate residential dwellings.	Such a proposal would need to take account of Core Strategy DC1 on Amenity.
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	0	0	0			
2	0	0	0			
3	?/-	?/-	?/-	Not improving the train station could put people off using it. The parking might not be adequate for the larger population for example.	Investigate this particular issue by itself.	
4	0	0	0			
5	0	0	0			
6	0	0	0			
7	?/-	?/-	?/-	Without a policy or plan for the station, the empty listed buildings could remain empty and fall into dis-repair.	Investigate this particular issue by itself.	
8	?/-	?/-	?/-			
9	0	0	0			
10	?/-	?/-	?/-	Without a plan for the train station, the minor vandalism could continue.	Investigate this particular issue by itself.	
11	0	0	0			
12	0	0	0			
13	0	0	0			
14	0	0	0			
15	0	0	0			
16	0	0	0			
17	0	0	0			

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH8 Healthy Lifestyles

TH8: Healthy Lifestyles																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires Health Impact Assessment or checklists to be completed to accompany planning applications.	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
Alternative Option 1: No policy. No requirement for HIA or checklists.	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy - Requires Health Impact Assessment or checklists to be completed to accompany planning applications.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	?/+	?/+	?/+	Currently there are uncertainties. HIA should screen for air quality and walking and cycling measures, which would help to address climate change, and as such this would be taken into account.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	++	++	++	By assessing planning applications against health related criteria, health is assured to be taken into account.	
10	0	0	0		
11	?/+	?/+	?/+	The presence of open space within a development has significant benefits for people's health and well being, and as such would be considered positively within a health impact assessment. The requirement of development to undertake HIA has the potential to improve the quality/quantity of open space provided with the development.	
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		

17	0	0	0	
----	---	---	---	--

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy. No requirement for HIA or checklists.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	?	?	?	Health could still be taken into account, but the use of policy gives clarity and certainty.	
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH9 Monitoring and Management of Key Biodiversity Sites

TH9: Monitoring and Management of Key Biodiversity Sites																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Seeks to continue suitable management of key biodiversity sites as well as managing the potential urban effects of the proposed changes to the town on these sites	0	0	0	0	0	++	0	0	0	0	+	0	0	0	0	0	0
Alternative Option 1: No such policy	0	0	0	0	0	-	0	0	0	0	?	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Seeks to continue suitable management of key biodiversity sites as well as managing the potential urban effects of the proposed changes to the town on these sites.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	++	++	++	Policy seeks to protect biodiversity.	
7	+	+	+	The monitoring and management of key biodiversity sites around Thetford, is likely to lead to improvements in the town's landscape.	
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	+	+	+	A number of key biodiversity sites are also designated as open space. This policy will lead to their promotion/enhancement.	
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No such policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	-	-	-	A lack of policy will mean that the protection of the sites cannot be guaranteed.	
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	?	?	?	If there is no policy, there is the potential that the quality of key sites of biodiversity, which count towards open space, could reduce.	
12	0	0	0		

13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH10 Allotments

TH10: Allotments.																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Final Policy: 20 full or 40 half sized plots per 500 dwellings to meet some set criteria.	+	0	++	++	0	0	?	0	+	0	++	0	+	0	0	0	0	
Alternative Option 1: Provide fewer allotments.	+	0	+	+	0	0	?	0	+	0	++	0	+	0	0	0	0	
Alternative Option 2: Provide more allotments than the draft policy.	+	0	++	++	0	0	?	0	++	0	++	0	+	?	0	0	?	
Alternative Option 3: No policy on allotments.	0	0	?	?	0	0	?	0	?	0	0	0	?	0	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy - 20 full or 40 half sized plots per 500 dwellings to meet some set criteria.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	+	+	+	Allotments are greenfield land uses and continue the land use - i.e. Agriculture.		
2	0	0	0			
3	+	+	++	Growing food locally reduces the need to buy food which may have been transported from further afield - it reduces food miles. There could be a reduction in packaging going to landfill which eventually decomposes. Users are likely to make their own compost, diverting some forms of food scraps from landfill	Ensure there are good walking and cycling links to the allotments.	
4	+	++	++	There would be a reduction in packaging which ultimately ends up in landfill. Some food scraps may be composted, diverting them away from landfill. Traditional allotments have storage areas made of scraps of material which might have otherwise gone to landfill. Furthermore reducing and reusing are towards the top of the waste hierarchy.		
5	0	0	0			
6	0	0	0			
7	?	?	?	Some people do see allotments as eyesores. Conversely the land is used for small scale agriculture and not developed.	Ensure allotments are appropriately landscaped.	
8	0	0	0			

9	+	+	+	Working on an allotment is considered a good form of exercise which would benefit the health of the allotment owner. It also provides vegetables and maybe some fruit - again benefiting the health of the allotment owner.	
10	0	0	0		
11	++	++	++	Allotments are protected open space. This policy will increase the quantity of accessible open space.	
12	0	0	0		
13	+	+	+	Owning an allotment is a cheap way of providing healthy food. Allotments are also quite sociable areas and as such provide a location for different people to mix.	Position some allotments in areas where both new and existing residents have easy access.
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: Provide fewer allotments.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Allotments are greenfield land uses and continue the land use - i.e. Agriculture.	
2	0	0	0		
3	+	+	+	Although fewer allotments would be provided: Growing food locally reduces the need to buy food which may have been transported from further afield. There would be a reduction in packaging going to landfill which eventually decomposes. Users are likely to make their own compost, diverting some forms of food scraps from landfill - which would decompose producing methane	Ensure there are good walking and cycling links and facilities to the allotments.
4	+	+	+	Although fewer allotments would be provided: There would be a reduction in packaging which ultimately ends up in landfill. Some food scraps may be composted, diverting them away from landfill. Traditional allotments have storage areas made of scraps of material which might have otherwise gone to landfill. Furthermore reducing and reusing are towards the top of the waste hierarchy.	
5	0	0	0		
6	0	0	0		
7	?	?	?	Some people do see allotments as eyesores. Conversely the land is used for small scale agriculture and not developed.	Ensure allotments are appropriately landscaped.
8	0	0	0		
9	+	+	+	Working on an allotment is considered a good form of exercise which would benefit the health of the allotment owner - but with fewer allotments, fewer people benefit. It also provides vegetables and maybe some fruit - again benefiting the health of the allotment owner.	
10	0	0	0		
11	++	++	++	Allotments are protected open space. This policy will increase the quantity of accessible open space.	

12	0	0	0		
13	+	+	+	Owning an allotment is a cheap way of providing healthy food. Allotments are also quite sociable areas and as such provide a location for different people to mix. But fewer allotments reduces the potential to mix.	Position some allotments in areas where both new and existing residents have easy access.
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 2: Provide more allotments than the draft policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Allotments are greenfield land uses and continue the land use - i.e. Agriculture.	
2	0	0	0		
3	++	++	++	Growing food locally reduces the need to buy food which may have been transported from further afield - food miles. There would be a reduction in packaging going to landfill which eventually decomposes. Users are likely to make their own compost, diverting some forms of food scraps from landfill - which would decompose producing methane	Ensure there are good walking and cycling links and facilities to the allotments.
4	++	++	++	There would be a reduction in packaging which ultimately ends up in landfill. Some food scraps may be composted, diverting them away from landfill. Traditional allotments have storage areas made of scraps of material which might have otherwise gone to landfill. Furthermore reducing and reusing are towards the top of the waste hierarchy.	
5	0	0	0		
6	0	0	0		
7	?	?	?	Some people do see allotments as eyesores. Conversely the land is used for small scale agriculture and not developed.	Ensure allotments are appropriately landscaped.
8	0	0	0		
9	++	++	++	Working on an allotment is considered a good form of exercise which would benefit the health of the allotment owner - with more allotments, more people benefit. It also provides vegetables and maybe some fruit - again benefiting the health of the allotment owner.	
10	+	+	+	Allotments are protected open space. This policy will increase the quantity of accessible open space.	
11	0	0	0		
12	0	0	0		
13	+	+	+	Owning an allotment is a cheap way of providing healthy food. Allotments are also quite sociable areas and as such provide a location for different people to mix.	Position some allotments in areas where both new and existing residents have easy access.
14	?	?	?	More allotments could mean more competition for land.	
15	0	0	0		

16	0	0	0		
17	?	?	?	More allotments could mean more competition for land.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 3: No policy on allotments.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	0	0	0	Not having a policy does not necessarily mean that allotments would not be provided. It would be down to negotiations at the planning application stage. The design and provision of facilities would also be down to negotiation. As such, the categories which were + in the other options are ? In this option.	Negotiations at the planning application stage.	
2	0	0	0			
3	?	?	?			
4	?	?	?			
5	0	0	0			
6	0	0	0			
7	?	?	?			
8	0	0	0			
9	?	?	?			
10	0	0	0			
11	0	0	0			
12	0	0	0			
13	?	?	?			
14	0	0	0			
15	0	0	0			
16	0	0	0			
17	0	0	0			

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH11 Joe Blunt's Lane

TH11- Joe Blunt's Lane																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Protects the integrity of Joe Blunt's Lane. As per draft final policy but some changes to allow limited and controlled bus use of the railway underpass.	0	0	+	0	0	?	?	?	+	0	0	+	0	0	0	0	0
Alternative Option 1: No Policy - Joe Blunt's lane not afforded protection in the TAAP.	0	0	?	0	0	?	??	?	?	0	0	?	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Protects the integrity of Joe Blunt's Lane. As per draft final policy but some changes to allow limited and controlled bus use of the railway underpass.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	The Lane is part of the Thetford Loops and the walking and cycling network. As such, it is and will be an important walking and cycling route for all types of journeys - especially schools. The use of the land for school buses could also aid modal shift for the school run.	Is currently a footpath only so legal status needs to change to legally allow cycling.
4	0	0	0		
5	0	0	0		
6	?	?	?	By maintaining the integrity and limiting connections to only other walking and cycling routes, the trees and hedges that are either side of the Lane will be protected. However the potential to include a guided busway could have a potential negative impact on the biodiversity at the underpass. This effect is uncertain at this time.	The trees and hedges will be subject to Policy TH20 Locally Distinctive Features Landscape Policy as well as Core Strategy Policy DC12.
7	?	?	?	Joe Blunt's Lane has been a feature on OS maps for over 100 years. Policy aims to preserve the green route, which has a positive impact on the landscape character. However, the policy also contains reference to a guided busway using the lane at the underpass. The land has previously only been used for pedestrians and cyclists, and as such, this will be intensification of the land, which could have uncertain implications.	Ensure the lane is only used as a guided busway at the underpass, and does not see use intensified further.
8	?	?	?	Joe Blunt's Lane has been a feature on OS maps for over 100 years. The reference to the use of the lane for a guided busway at the underpass could impact upon the historical character of the lane.	
9	+	+	+	The Lane is part of the Thetford Loops and the cycle network. As such, it is and will be an important walking and cycling route for all types of journeys - especially schools. Walking and cycling are healthy options for travel.	
10	0	0	0		
11	0	0	0		
12	+	+	+	The Lane is part of the Thetford Loops and the cycle network. As such, it is and will be an important walking and cycling route for all types of journeys - including services and facilities. The use of the lane for school buses could make the Academy more accessible.	
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy to protect Joe Blunt's Lane					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Although the Lane is a PROW, there could be scope for development to encroach or dissect it to the detriment of the users and the surrounding vegetation. Not having a policy protecting the Lane means it has limited protection from encroachment.	
2	0	0	0		
3	?	?	?		If development encroaches, diversions could be put in place, but this could make such routes less appealing to use.
4	0	0	0		

5	0	0	0		
6	?	?	?		The trees and hedges will be subject to Policy TH20 Locally Distinctive Features Landscape Policy
7	?	?	?		
8	?	?	?		
9	?	?	?		If development encroaches, diversions could be put in place, but this could make such routes less appealing to use.
10	0	0	0		
11	0	0	0		
12	?	?	?		If development encroaches, diversions could be put in place, but this could make such routes less appealing to use.
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH12 The Thetford Loops

TH12: The Thetford Loops																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Final Policy: The provision of high quality and multi purpose loops for utility journeys, tourism and recreation. As per Draft Final Policy, but text amended to aid clarification around delivery and to reflect initial HRA comments on potential impacts on protected species.	0	0	+	0	?	0	?/+	?/+	++	0	+/?	?	?	0	+	0	0	
Alternative Option 1: No policy.	0	0	-	0	0	0	-	-	-	0	-	0	0	0	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: The provision of high quality and multi purpose loops for utility journeys, tourism and recreation. As per Draft Final Policy, but text amended to aid clarification around delivery and to reflect initial HRA comments on potential impacts on protected species.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits
1	0	0	0		
2	0	0	0		
3	+	+	+	Loops will be accessible from various parts of the town and be used for walking and cycling. This recreation facility could be used by people who currently travel further afield to access similar attractions.	

				The Loops identifies a route to access High Lodge which can only be easily be accessed by car at the moment. Some sections of the Loops will also be part of the main town wide walking and cycling network and serve different journey types.	
4	0	0	0		
5	?	?	?	Some of the loops could be in flood zones. The loops could be acceptable forms of development in the flood zones.	Sequential test and exception test will be applied as per PPS25. Surface Water Management policy in the TAAP. Design of the surfacing of Loops could reduce run off.
6	0	0	0		
7	?/+	?/+	?/+	The route could take in many of the landscapes around and townscapes within Thetford. There could potentially be beneficial knock on effects for these areas. The loops identifies a route to access High Lodge.	Consider these aspects when planning the exact route. Core Strategy Policy DC16 refers to design issues.
8	?/+	?/+	?/+	The route could take in many of the Historic sites within Thetford. There could potentially be beneficial knock on effects for these sites.	Consider these aspects when planning the exact route. Submission Core Strategy Policy DC17 refers to historic environment issues.
9	+	++	++	The route could be used for activities such as walks and runs and cycle rides which would benefit the health of Thetford residents. The Loops identifies a route to access Thetford Forest and High Lodge which can only be easily be accessed by car at the moment.	
10	0	0	0		
11	+/?	+/?	+/?	Some of the route could be used to access open space. The route could be used for recreation. The Loops identifies a route to access Thetford Forest and High Lodge which can only be easily be accessed by car at the moment.	
12	?	?	?	Some of the route would be within the town and could be short cuts for accessing work, schools and facilities.	
13	?	?	?	The loops would be accessible to all in the main. There could be the potential for different people to mix.	
14	0	0	0		
15	+	+	+	The loops would link to the cycle network and go through the town centre, or there could be routes off the main loop into the town centre. Both options would bring people into the centre of the town.	
16	0	0	0		
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown					

Alternative Option 1: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximise the benefits
1	0	0	0		
2	0	0	0		

3	-	-	-	The Loops provide routes by walking and cycling to some areas that are only easily accessible by car at the moment.	Look at other ways of accessing areas like the Forest and High Lodge area by foot or cycling - stand alone projects for example.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	-	-	-	The Loops provide routes by walking and cycling to some areas that are only easily accessible by car at the moment.	Look at other ways of accessing areas like the Forest and High Lodge area by foot or cycling- stand alone projects for example..
8	-	-	-	The Loops provide routes by walking and cycling to some areas that are only easily accessible by car at the moment.	Look at other ways of accessing areas like the Forest and High Lodge area by foot or cycling- stand alone projects for example..
9	-	-	-	The Loops provide routes by walking and cycling to some areas that are only easily accessible by car at the moment.	Look at other ways of accessing areas like the Forest and High Lodge area by foot or cycling- stand alone projects for example..
10	0	0	0		
11	-	-	-	The Loops provide routes by walking and cycling to some areas that are only easily accessible by car at the moment.	Look at other ways of accessing areas like the Forest and High Lodge area by foot or cycling- stand alone projects for example..
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0	The cycle network would aid access to the town centre.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH13 Indoor Sports Facilities

TH13 - Indoor Sports facilities																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Seeks to direct extra sports facilities to the town centre or areas well related to the town centre. As per the Draft Final Policy, but gives guidance on school usage and also includes extra provision in policy..	+	0	?	0	0	0	0	0	++	0	0	++	++	0	0	0	0
Alternative Option 1: No Policy - location of sports facilities not addressed in the TAAP	?	0	?	0	0	0	0	0	?	0	0	?	?	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Seeks to direct extra sports facilities to the town centre or areas well related to the town centre. As per the Draft Final Policy, but gives guidance on school usage and also includes extra provision in policy..

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Directs new sports facilities to the town centre and locations well related to the town centre thus not affecting greenfield land directly.	
2	0	0	0		
3	?	?	?	The town centre is a destination on the cycle network and could be a destination on the bus routes. It is in a central location - having sports facilities at other locations will help easy access to those living nearby, but would be further away from others.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	+	++	++	The town centre is a destination on the cycle network. It is possible to walk and cycle there. The section identifies the likely needs as the town grows thus providing the sports facilities for the growing population.	
10	0	0	0		
11	0	0	0		
12	+	+	++	The town centre is a destination on the cycle network and could be a destination on the bus routes. It is in a central location - having sports facilities at other locations will help easy access to those living near, but would be further away from others.	
13	+	+	++	The town centre is a destination on the cycle network and could be a destination on the bus routes. It is in a central location - having sports facilities at other locations will help easy access to those living near, but would be further away from others.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

Alternative Option 1: No Policy - location of sports facilities not addressed in the TAAP					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	Not having a policy does not necessarily mean indoor sports facilities will not be in the town centre. A policy gives for clarity and certainty.	Rely on negotiations.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		

8	0	0	0		
9	?	?	?		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH14 Energy and Carbon - TAAP Wide

TH14 - Energy and Carbon - TAAP wide.																	
Part a: Fabric Energy Efficiency Standards																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: All new residential development is required to utilise fabric measures to meet the Government's levels of carbon compliance. This is a change in emphasis of this section of the policy, when compared to the Draft Final Policy, by removing the need for applicants to set out their approach to meeting the Government's timetable for tightening the building regulation.	0	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0
Alternative Option 1: No Policy. Rely on Building Regs as above, but no need to highlight approach in application and no emphasis on FEES.	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: All new residential development is required to utilise fabric measures to meet the Government's levels of carbon compliance. This is a change in emphasis of this section of the policy, when compared to the Draft Final Policy, by removing the need for applicants to set out their approach to meeting the Government's timetable for tightening the building regulation.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	The Building Regulations will change over time to improve the energy efficiency of new build thus reducing carbon emissions associated with energy production. Fabric measures reduce the need for energy in the first place.	ESCO policy.

4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	+	+	+	Fabric measures reduce the need for energy in the first place which could address fuel poverty.	ESCO policy.
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy. Rely on Building Regs as above, but no need to highlight approach in application.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	?	?	?	The Building Regulations will change over time to improve the energy efficiency of new build thus reducing carbon emissions associated with energy production.	ESCO policy.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?	?	?	The national approach to FEES is still being debated at the time of writing. Not having a local approach could mean that FEES are not promoted. There could be fuel poverty implications.	ESCO policy.
14	0	0	0		
15	0	0	0		

16	0	0	0	
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH14 - Energy and Carbon - TAAP wide

Part b: Carbon offsetting

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Council will consider the setting up of a carbon offset fund.	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	0	?	?	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Council will consider the setting up of a carbon offset fund

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	++	Carbon offset fund could be used for example to retrofit energy efficient measures to existing properties in Thetford.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	+	+	+	Carbon offset fund could be used for example to retrofit energy efficient measures to existing properties in Thetford which could address fuel poverty.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	No carbon offset fund could make meeting zero carbon homes difficult. No carbon offset fund does not necessarily mean the benefits such a fund could bring to other parts of the town cannot happen.	Other ways of meeting zero carbon. Other ways of for example retrofitting energy measures could be investigated.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?	?	?		
14	?	?	?		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH15 Energy Service Company Development (ESCO)

TH15 - Energy Service Company Development (ESCO) / Multi-Utility Service Company (MUSCO)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: The Council will promote and encourage ESCOs/ MUSCOs who wish to develop and supply energy within the TAAP area. In particular, the Council will support ESCO developments where these would secure the delivery of zero carbon homes by 2016 by supplying decentralised renewable energy.	0	0	+	0	0	0	0	0	0	0	0	0	?/+	0	0	0	?/+
Alternative Option 1: No Policy - rely on speculative private development.	0	0	?	0	0	0	0	0	0	0	0	0	?	0	0	0	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: The Council will promote and encourage ESCOs/ MUSCOs who wish to develop and supply energy within the TAAP area. In particular, the Council will support ESCO developments where these would secure the delivery of zero carbon homes by 2016 by supplying decentralised renewable energy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	Supporting text goes on to say support given to such companies set up on a basis of reducing carbon usage in the town. Will depend on type of technology and fuel used. Potential to be positive if renewable.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?/+	?/+	?/+	Effect uncertain. Potentially positive as prices could compete with existing suppliers.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	?/+	?/+	?/+	Effect uncertain. Potentially positive as prices could compete with existing suppliers.	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: rely on speculative private development.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	?	?	?	Uncertain. Depends on the fuel type and technology used for any private development.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		

10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?	?	?	Depends on design and running of any new private development.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	?	?	?	Depends on design and running of any new private development.	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH16 Water and Drainage

TH16 Water and Drainage																	
part a: Water Resources - TAAP wide																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Seeks to control release of land for development to ensure no adverse effect on European designated sites. Requires applicants to prove enough capacity for water and waste water.	0	+	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Alternative Option 1: Draft Final Policy: Requires applicants to prove enough capacity for water and waste water.	0	+	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0
Alternative Option 2: No policy - no requirement.	0	?/-	0	0	0	?/-	0	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Seeks to control release of land for development to ensure no adverse effect on European designated sites. Requires applicants to prove enough capacity for water and waste water.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	+	+	+	Being aware of the situation with water could aid this objective.	
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	+	+	+	Water abstraction could have ecological effects, but this policy seeks to protect species and habitats.	Not only check with AWS but also check the ecological impacts of abstraction.

7	+	+	+	Policy aims to ensure water abstraction does not adversely affect European protected sites, which form an important part of the landscape.	
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/+	?/+	?/+	Being aware of any water supply or waste water treatment changes that could be required could aid timely delivery.	
15	0	0	0		
16	?/+	?/+	?/+	Being aware of any water supply or waste water treatment changes that could be required could aid timely delivery.	
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: Draft Final Policy: Requires applicants to prove enough capacity for water and waste water.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	+	+	+	Being aware of the situation with water could aid this objective.	
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	?	?	?	Water abstraction could have ecological effects.	Not only check with AWS but also check the ecological impacts of abstraction.
7	?	?	?	Water abstraction could have ecological effects, which could affect the landscape	
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/+	?/+	?/+	Being aware of any water supply or waste water treatment changes that could be required could aid timely delivery.	
15	0	0	0		

16	?/+	?/+	?/+	Being aware of any water supply or waste water treatment changes that could be required could aid timely delivery.
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy - no requirement for applicants to prove enough capacity for water and waste water

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	?/-	?/-	?/-	Not ensuring capacity at an early stage could have impacts on this objective.	Rely on existing process.
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	?/-	?/-	?/-	Not ensuring capacity at an early stage could have impacts on biodiversity in terms of abstraction and treatment.	Rely on existing process.
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/-	?/-	?/-	Not ensuring capacity at an early stage could have impacts on timely delivery of homes.	Rely on existing process.
15	0	0	0		
16	?/-	?/-	?/-	Not ensuring capacity at an early stage could have impacts on timely delivery of employment.	Rely on existing process.
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

TH16 part b: Water Efficiency - TAAP wide.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires new homes to have maximum of 105 litres per person per day.	0	++	0	0	?/+	+	0	0	0	0	0	0	?	+	0	0	0
Alternative Option 1: No requirement. Rely on Building Regulations (125 litres per person per day)	0	?	0	0	?	?	0	0	0	0	0	0	?	?	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Requires new homes to have maximum of 105 litres per person per day.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	++	++	++	Goes further than building regulations by saving extra 20 litres per person per day. Of course, over the plan period, Part G of the Building Regulations could become tighter and reduce the number or litres per day per person, but that could be in the medium to long term.	Potential for retrofitting water efficiency devices could be investigated. In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.
3	0	0	0		
4	0	0	0		
5	?/+	?/+	?/+	Less waste water could benefit flood risk.	Potential for retrofitting water efficiency devices to existing homes could be investigated. In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.
6	+	+	+	Less water demand would require less water abstraction and have less of an impact on habitats.	Potential for retrofitting water efficiency devices to existing homes could be investigated. In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?	?	?	Having water efficient devices which reduce demand could benefit the resident in terms of utility bill savings.	Potential for retrofitting water efficiency devices to existing homes could be investigated. In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.
14	?	+	+	Reducing the water demand could reduce scale of works required to supply and handle waster water later in plan period	Potential for retrofitting water efficiency devices to existing homes could be investigated. In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.
15	0	0	0		
16	0	0	0		
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown					

Alternative Option 1: No requirement. Rely on Building Regulations. (125 litres per person per day)					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	?	?	?	Relies on Building Regulations which could reduce demand in the medium to long term. In the short term, the figure is 125 litres per person per day.	Potential for retrofitting water efficiency devices to existing homes could be investigated.
3	0	0	0		
4	0	0	0		

5	?	?	?	In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.	Potential for retrofitting water efficiency devices to existing homes could be investigated.
6	?	?	?	In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.	Potential for retrofitting water efficiency devices to existing homes could be investigated.
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	?	?	?	In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.	Potential for retrofitting water efficiency devices to existing homes could be investigated.
14	?	?	?	In the medium to long term, building regulations could tighten beyond the 105 litres per person per day.	Potential for retrofitting water efficiency devices to existing homes could be investigated.
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH16 part c: Site Drainage - TAAP wide.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: All new development must be served by separate surface water and wastewater drainage.	0	+	?	0	+	0	0	0	+	0	0	0	0	0	0	0	0
Alternative Option 1: No such policy.	0	?/-	?/-	0	?/-	0	0	0	?/-	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: All new development must be served by separate surface water and wastewater drainage.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	+	+	+	Seeks to prevent sewer flooding and combined sewer overflows which are a concern in Thetford.	
3	?	?	?	This particular objective is related to reducing contributions to Climate Change. It is worth noting however, that with the effect of climate change, capacity in existing network will be limited.	
4	0	0	0		
5	+	+	+	With the effect of climate change, capacity in existing network will be limited.	

6	0	0	0		
7	0	0	0		
8	0	0	0		
9	+	+	+	There are health effects associated with flooding.	
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

Alternative Policy: No such policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	?/-	?/-	?/-	Potential for sewer flooding and combined sewer outflows to continue to be a problem.	Scheme by scheme response to such an issue.
3	?/-	?/-	?/-	Potential for sewer flooding and combined sewer outflows to continue to be a problem and be exacerbated by climate change.	
4	0	0	0		
5	?/-	?/-	?/-	Potential for sewer flooding and combined sewer outflows to continue to be a problem.	Scheme by scheme response to such an issue.
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	?/-	?/-	?/-	Potential for sewer flooding and combined sewer outflows to continue to be a problem with potential problems on health.	Scheme by scheme response to such an issue.
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH17 Development in Flood Zones

TH17: Development in flood zones																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final policy: Addresses the flood zones in the town centre. Gives criteria to assess development proposals.	0	0	?	0	++	0	0	0	+	0	0	0	0	0	?	0	0
Alternative Option 1: No policy.	0	0	?	0	?	0	0	0	?	0	0	0	0	0	?	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final policy: Addresses the flood zones in the town centre. Gives criteria to assess development proposals.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	?	?	?	This objective refers to reducing contributions, but the policy can mitigate the effects.	
4	0	0	0		
5	+	+	++	This policy seeks to address flood risk.	There is more information in a supporting appendix. Refer to Environment Agency.
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	+	+	+	Criteria will address health impacts of flooding.	
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	?	?	?	The policy does not stymie any development in the town centre, just seeks to protect the town centre from flooding. There could be extra costs associated with the guidelines.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.

1	0	0	0	Not having a policy does not necessarily mean that such criteria will not be met. Considering the TAAP aims to regenerate the town centre and parts of the town centre being in the flood zones, emphasising the issue and setting out guidelines is seen as essential to the town centre section.	Rely on Core Strategy and PPS25 and Environment Agency.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	?	?	?		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	?	?	?		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	?	?	?		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH18 Archaeology

TH18: Archaeology																	
Part a: Area of Main Archaeological Interest																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Map shows area of main interest. Sets requirements on applicant regarding appropriate archaeological assessments and what to do if find some archaeology of interest.	0	0	0	0	0	0	?	++	0	0	0	0	0	0	?	0	0
Alternative Option 1: No policy on area of main Archaeological Interest. Rely on Core Strategy and national policy.	0	0	0	0	0	0	?	+	0	0	0	0	0	0	?	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Map shows area of main interest. Sets requirements on applicant regarding appropriate archaeological assessments and what to do if find some archaeology of interest.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.

1	0	0	0	Policy applies to areas that are mostly already developed.	
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	?	?	?	Any find could result in changes to the townscape.	
8	++	++	++	Aim of the policy is to investigate archaeology and protect any finds. It defines an area larger and different to the Conservation Area. It is Thetford specific.	
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	?	?	?	Archaeology finds could become an attraction.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy on area of main Archaeological Interest. Rely on Core Strategy and National Policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	?	?	?	Any find could result in changes to the townscape.	
8	+	+	+	The Core Strategy Policy does not define an area of Main Archaeological Interest in Thetford. The policy does provide protection however.	Rely on core strategy and planning application stage.
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		

13	0	0	0		
14	0	0	0		
15	?	?	?	Archaeology finds could become an attraction.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH18: Archaeology

Part b: Information required in other locations of Archaeological Interest

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: In areas other than those covered by part a, where there is no overriding case for any remains to be preserved in situ, Planning Permission for development which would destroy or disturb potential remains will be granted subject to an appropriate programme of archaeological investigation and recording being undertaken prior to the commencement of such development.	0	0	0	0	0	0	?	++	0	0	0	0	0	0	?	0	0
Alternative Option 1: No policy on area outside of main Archaeological Interest. Rely on Core Strategy and national policy.	0	0	0	0	0	0	?	+	0	0	0	0	0	0	?	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: In areas other than those covered by TH36, where there is no overriding case for any remains to be preserved in situ, Planning Permission for development which would destroy or disturb potential remains will be granted subject to an appropriate

programme of archaeological investigation and recording being undertaken prior to the commencement of such development.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Policy applies to areas that are mostly already developed.	
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	?	?	?	Any find could result in changes to the townscape.	

8	++	++	++	Aim of the policy is to investigate archaeology and protect any finds. It is Thetford specific.	
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	?	?	?	Archaeology finds could become an attraction.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy on areas outside of main Archaeological Interest. Rely on Core Strategy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	?	?	?	Any find could result in changes to the townscape.	
8	+	+	+	The Core Strategy Policy does not define an area of Main Archaeological Interest in Thetford. The policy does provide protection however.	Rely on Core strategy and planning application negotiations.
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	?	?	?	Archaeology finds could become an attraction.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH19 Sustainable Construction Standards for Non-Residential Development

TH19: Sustainable construction standards for non-residential development.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requiring BREEAM standard.	0	+	++	+	0	?/+	0	0	+	0	0	0	0	0	0	0	?/+
Alternative Option 1: Not stipulating BREEAM standards i.e. No policy. Rely on Building Regulations.	0	?/-	--	?/-	0	?	0	0	0	0	0	0	0	0	0	0	0
Alternative Option 2: Stipulating higher BREEAM levels.	0	?/+	++	?/+	0	?/+	0	0	+	0	0	0	0	0	0	?/-	?/-

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Requiring BREEAM Standard.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0	Depends on location and previous land use.	
2	+	+	+	Although depends on end user, BREEAM has criteria on water.	Building regulations could also change.
3	+	+	++	There is embedded carbon in the development process. There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site. BREEAM has criteria on energy and transport.	Building regulations could also change. Transport sections seek modal shift to more sustainable modes of transport.
4	+	+	+	Although depends on end user, BREEAM has criteria on waste both at construction stages and from the business use.	
5	0	0	0	Depends on location and previous land use.	
6	?/+	?/+	?/+	Depends on location and design although BREEAM has criteria on ecology and biodiversity.	
7	0	0	0		
8	0	0	0		
9	+	+	+	BREEAM has criteria on health and wellbeing.	
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	?/+	?/+	?/+	The efficiency criteria could reduce running costs to the business.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 1: Not stipulating BREEAM standards i.e. No policy. Rely on Building Regulations.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0	Depends on location and previous land use.	
2	?/-	?/-	?/-	Effect is unknown as it depends on the end user.	Rely on building regulations.
3	--	--	--	There is embedded carbon in the development process. There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site.	Rely on building regulations. Transport sections seek modal shift to more sustainable modes of transport.
4	?/-	?/-	?/-	Effect is unknown as it depends on the end user.	
5	0	0	0	Depends on location and previous land use.	
6	?	?	?	Depends on location and design	
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 2: Stipulating higher BREEAM levels.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0	Depends on location and previous land use.	
2	?/+	?/+	?/+	Effect is unknown as it depends on the end user. Although there is a BREEAM criteria on water use.	Rely on building regulations.
3	+	++	++	There is embedded carbon in the development process. There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site. BREEAM has criteria on energy and transport.	Building regulations could also change. Transport sections seek modal shift to more sustainable modes of transport.

4	?/+	?/+	?/+	Effect is unknown as it depends on the end user but there is criteria on waste.
5	0	0	0	Depends on location and previous land use.
6	?/+	?/+	?/+	Depends on location and design but there is criteria on ecology.
7	0	0	0	
8	0	0	0	
9	+	+	+	BREEAM has criteria on health and wellbeing.
10	0	0	0	
11	0	0	0	
12	0	0	0	
13	0	0	0	
14	0	0	0	
15	0	0	0	
16	?/-	?/-	?/-	Higher BREEAM level could affect economic viability issues and hold development back.
17	?/-	?/-	?/-	Higher BREEAM level could affect economic viability issues and hold development back. The efficiency criteria could reduce running costs to the business.

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH20 Thetford Urban Extension Strategic Design Principles

TH20: Thetford Urban Extension Strategic Design Principles																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Some additions to the Draft Final Policy. Gives principles that apply to all development in the Thetford Urban Extension.	0	+	++	0	+	++	++	+	+	+	0	+	0	0	0	0	0
Alternative Option 1: Draft Final Policy: Gives principles that apply to all development in the Thetford Urban Extension.	0	+	+	0	+	+	+	+	0	+	0	0	0	0	0	0	0
Alternative Option 2: No policy on design principles	0	?	?	0	?	?	?	?	0	?	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Some additions to the Draft Final Policy. Gives principles that apply to all development in the Thetford Urban Extension.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		

2	+	+	+	Includes new planting and green roof requirement.	
3	+	++	++	Includes new planting and green roof requirement. Also criteria re walkable and permeable street networks. Requires development to make best use of energy and other natural resources to allow for sustainable living.	
4	0	0	0		
5	+	+	+	Includes new planting and green roof requirement.	
6	++	++	++	Included new planting, protects views and criteria re lighting.	
7	++	++	++	Included new planting, protects views as well as setting criteria to enhance setting of listed buildings and also criteria to apply to the design of the development.	
8	+	+	+	Sets criteria to enhance setting of listed buildings	Address existing buildings in the urban extension.
9	+	+	+	Refers to walking and cycling and the general principles could benefit overall wellbeing.	Transport section promoting modal shift.
10	+	+	+	Sets criteria to apply to the design of the development - safe and overlooked.	
11	0	0	0		
12	+	+	+	Refers to density reflecting access to services and facilities.	
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: Draft Final Policy: Gives principles that apply to all development in the Thetford Urban Extension.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	+	+	+	Includes new planting and green roof requirement.	
3	+	+	+	Includes new planting and green roof requirement. Also criteria re walkable and permeable street networks.	
4	0	0	0		
5	+	+	+	Includes new planting and green roof requirement.	
6	+	+	+	Included new planting, protects views and preserves existing green lanes. Criteria re lighting.	
7	+	+	+	Included new planting, protects views and preserves existing green lanes as well as setting criteria to enhance setting of listed buildings and also criteria to apply to the design of the development.	
8	+	+	+	Sets criteria to enhance setting of listed buildings	
9	0	0	0		
10	+	+	+	Sets criteria to apply to the design of the development - safe and overlooked.	

11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 2: No policy. Rely on Core Strategy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Whilst a lack of policy does not necessary mean such principles will be addressed, it will ultimately depend on the developer and on the general principles in the Core Strategy.	Rely on Core Strategy.
2	?	?	?		
3	?	?	?		
4	0	0	0		
5	?	?	?		
6	?	?	?		
7	?	?	?		
8	?	?	?		
9	0	0	0		
10	?	?	?		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH21 Locally Distinctive Features Cultural Landscape

TH21 - Locally distinctive features of the landscape

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Seeks to protect the existing hedges, pinebelts and tree blocks on the	+	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0

greenfield site and manage to benefit biodiversity.																	
Alternative Option 1: No Policy.	?	0	0	0	0	?	?	0	0	0	?	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Seeks to protect the existing hedges, pinebelts and tree blocks on the greenfield site.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Seeks to protect the existing hedges, pinebelts and tree blocks on the greenfield site from development.	
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	+	+	+	Seeks to protect and manage trees and hedgerows to benefit biodiversity.	There is also the potential to use TPOs.
7	+	+	+	Seeks to protect and manage trees and hedgerows to benefit landscape and townscape.	There is also the potential to use TPOs.
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	+	+	+	Features could contribute to informal open space.	
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	The effect of no policy is unknown as the developer might protect and use such features to contribute to the Green Infrastructure and sense of place. The Draft Policy ensures protection and is a pro-active approach rather than reactive.	There is also the potential to use TPOs.
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	?	?	?		

7	?	?	?
8	0	0	0
9	0	0	0
10	0	0	0
11	?	?	?
12	0	0	0
13	0	0	0
14	0	0	0
15	0	0	0
16	0	0	0
17	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH22 Gallows Hill Scheduled Monument (SM)

TH22 - Gallows Hill Scheduled Monument (SM)																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Gives some guidance to how the site could be used. As per Draft Final policy, but with some added text to aid clarification.	+	0	0	0	0	++	++	++	0	0	+	0	0	0	0	0	0
Alternative Option 1: No policy	?	0	0	0	0	?	?	?	0	0	?	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Gives some guidance to how the site could be used. As per Draft Final policy, but with some added text to aid clarification.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	This monument is protected from development.	
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	+	+	++	One of the aims for the monument is for it to be managed to benefit biodiversity.	
7	+	+	++	The aims of the policy are likely to benefit the landscape and townscape.	
8	+	+	++	Central to this policy is the protection of the Scheduled Monument. The potential for tourist facilities at the monument are also discussed.	

9	0	0	0		
10	0	0	0		
11	+	+	+	The monument would be informal open space.	
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	A lack of policy would rely on the SM's status for protection. There would also be no guidance as to how to make use of the site. As such the effects on some SA objectives is unknown.	Investigate ways of 'using' the site as a separate project.
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	0	0	0		
6	?	?	?		
7	?	?	?		
8	?	?	?		
9	0	0	0		
10	0	0	0		
11	?	?	?		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH23 Existing Buildings in the Thetford Urban Extension

TH23 - Existing buildings in the Thetford Urban Extension.																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Final Policy:	0	0	0	+	0	+	+	+	0	0	0	+	0	0	?	0	0	

Existing buildings within the Thetford Urban Extension should be retained as undesignated heritage assets of local historic interest.																		
Alternative Option 1: No policy	0	0	0	?	0	?	?	?	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Existing buildings within the Thetford Urban Extension should be retained as undesignated heritage assets of local historic interest.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	+	+	+	Without such a policy, there could be potential to demolish such buildings thus adding construction waste to the waste stream.	
5	0	0	0		
6	+	+	+	Policy highlights the potential for such properties to be of benefit to biodiversity and seeks to consider biodiversity as the area changes.	
7	+	+	+	Such farms are and have been for some time features of the landscape. Retaining and using such buildings is likely to enhance the townscape of the new development.	
8	+	+	+	Such buildings are seen as undesignated historical assets. Policy emphasises retaining character of buildings.	
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	+	+	+	The policy supports the use of Blakeney and Lodge Farms as Local Centres, as such they would be able to provide some form of service provision within the urban extension and help local people access these facilities.	
13	0	0	0		
14	0	0	0		
15	?	?	?	The policy would support small shopping parades at Blakeney and Lodge Farms , which depending on the types of uses involved could have an impact on the town centre.	
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.

1	0	0	0	Lack of policy does not necessarily mean that such buildings will be demolished and not thoroughly checked for biodiversity - that would depend on the development proposal. Having a policy however is a proactive way to emphasise the buildings as undesignated historical assets.	Rely on Core Strategy and planning application and negotiations.
2	0	0	0		
3	0	0	0		
4	?	?	?		
5	0	0	0		
6	?	?	?		
7	?	?	?		
8	?	?	?		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH24 Surface Water Management

TH24 Surface Water Management																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Surface Water Management Plan required with Planning Application meeting a number of criteria including approach to SUDS and how biodiversity will benefit. As per draft final policy but with 2 additional criteria relating to greenfield runoff rates and regard given to local drainage context beyond site boundary.	0	?/+	0	0	++	+	+	0	+	0	+	0	0	0	0	0	0
Alternative Option 1: No policy.	0	0	0	0	?	?	?	0	?	0	?	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Surface Water Management Plan required with Planning Application meeting a number of criteria including approach to SUDS and how biodiversity will benefit. As per draft final policy but with 2 additional criteria relating to greenfield runoff rates and regard given to local drainage context beyond site boundary.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	?/+	?/+	?/+	Potential to protect ground water.	

3	0	0	0	This particular objective is on the issue of contributions to Climate Change. Some forms of Surface Water Management are a form of adaption and/or mitigation to the effects of Climate Change.	
4	0	0	0		
5	+	+	++	The aim of the policy is to ensure that on greenfield land there is no overall net increase in surface water runoff to meet the relevant standards specified in the Water Cycle Study.	
6	+	+	+	The policy specifies that any features provided to manage surface water are managed to promote biodiversity and that needs to be agreed with Natural England	
7	+	+	+	The policy specifies that any features provided to manage surface water are of amenity value.	
8	0	0	0		
9	+	+	+	SUDS for example should be multi functional and could act as open space. There could be benefits to health and well being.	Ensure features are designed in a way to act as usable open space by residents.
10	0	0	0		
11	+	+	+	Ensure features are designed in a way to act as usable open space by residents - i.e. are multi-functional.	
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	PPS1 and PPS25 would be used to ensure Surface Water Management is taken into account. The draft policy however requires a Surface Water Management Plan, that any features be managed to benefit amenity and biodiversity as well as highlighting the multi functionality of features.	Rely on PPS25 and Core Strategy as well as negotiations as part of the planning application.
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	?	?	?		
6	?	?	?		
7	?	?	?		
8	0	0	0		
9	?	?	?		
10	0	0	0		
11	?	?	?		
12	0	0	0		

13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH25 Walking and Cycling

TH25 Walking and Cycling																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: A walking and cycling network will be identified and the design detailed as part of any planning application for the Urban Extension and agreed with both the Local Planning Authority and the Local Highways Authority. Development proposals must contribute to the network. As per draft final policy but some slight text additions regarding safety and convenience to aid clarification and strengthen policy.	0	0	++	0	0	0	0	0	++	0	0	+	+	0	?	+	?
Alternative Option 1: No policy	0	0	?	0	0	0	0	0	?	0	0	?	?	0	?	?	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: A walking and cycling network will be identified and the design detailed as part of any planning application for the Urban Extension and agreed with both the Local Planning Authority and the Local Highways Authority. Development proposals must contribute to the network. As per draft final policy but some slight text additions regarding safety and convenience to aid clarification and strengthen policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	++	A walking and cycling network would help such modes of transport be attractive alternatives to single occupancy car use and help achieve modal shift to these more sustainable forms of transport.	Must fit in with the town-wide cycling network. Must fit in with the Loops.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	+	+	++	A walking and cycling network would help such modes of transport be attractive alternatives to single occupancy car use and help achieve modal shift to these healthier forms of transport.	Must fit in with the town-wide cycling network. Must fit in with the Loops
10	0	0	0		
11	0	0	0		

12	+	+	+	A walking and cycling network would help such modes of transport be attractive alternatives to single occupancy car use for reaching facilities and services.	Ensure network includes services and facilities as destinations.
13	+	+	+	Walking and cycling are modes of transport that are used by all.	
14	0	0	0		
15	?	?	?	The network in the Urban Extension should fit in with the network for the rest of the town - the town centre is a destination and as such a linked up network would make the town centre more easily accessible by walking and cycling.	Must fit in with the town-wide cycling network.
16	+	+	+	The network in the Urban Extension should fit in with the network for the rest of the town - existing employment areas and TEP are destinations and as such a linked up network would make the employment areas more easily accessible by walking and cycling.	Ensure network includes employment areas.
17	?	?	?	The network in the Urban Extension should fit in with the network for the rest of the town - existing employment areas and TEP are destinations and as such a linked up network would make the employment areas more easily accessible by walking and cycling.	Ensure network includes employment areas.

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having a policy on a walking and cycling network does not necessarily mean one will not be delivered. The Policy however sets it as a requirement and sets out the need for development to deliver the network. It is proactive rather than a reactive approach.	Rely on Core Strategy and negotiations at Planning Application stage.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	?	?	?		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	?	?	?		
16	?	?	?		
17	?	?	?		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH26 Buses

TH26 Buses																	
(a) Services.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires the provision of new bus services to the town and employment areas. Sets minimum frequency of every 10 minutes.	0	0	++	0	0	0	0	0	?	0	0	+	+	0	+	+	?
Alternative Option 1: No policy	0	0	?	0	0	0	0	0	0	0	0	?	?	0	?	?	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Requires the provision of new bus services to the town and employment areas. Sets minimum frequency of every 10 minutes.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	0	0	0			
2	0	0	0			
3	++	++	++	A regular easy to use bus service would be an attractive option to single occupancy car use.	Fuel efficient buses.	
4	0	0	0			
5	0	0	0			
6	0	0	0			
7	0	0	0			
8	0	0	0			
9	?	?	?	The bus service would aim to reduce car use, and thus emissions from single occupancy car use. As such there is the potential for this to be a benefit to the health and well being of the population.		
10	0	0	0			
11	0	0	0			
12	+	+	+	The bus route could go by services and facilities as well as going to the town centre.	Ensure services and facilities are destinations on the routes.	
13	+	+	+	The bus service will be attractive to all people.	Ensure services are affordable.	
14	0	0	0			
15	+	+	+	The bus service would stop at the town centre making it an easily accessible location from the urban extension.		
16	+	+	+	The bus service would go to employment areas, which would make them more readily accessible from people's place of residence, thus helping the population gain access to work.		
17	?	?	?	The bus service would go to employment areas, thus providing a larger accessible workforce for the existing businesses.		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having a policy does not necessarily mean that buses to the site will not be provided; that would depend on the negotiations between the developer and NCC. Having a policy shows the importance of buses to the scheme and is a proactive approach to getting modal shift.	Deal with the issue of buses at the application stage.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	?	?	?		
16	?	?	?		
17	?	?	?		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH26 Buses

(b) Routes

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires attractive and practical routes which maximise bus penetration into the Urban Extension. Routes must include facilities and services as destinations.	0	0	++	0	0	0	0	0	0	0	0	++	?/+	0	+	+	?
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	?	?	0	?	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Requires attractive and practical routes which maximise bus penetration into the Urban Extension. Routes must include facilities and services as destinations.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		

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2	0	0	0		
3	+	+	++	Practical and attractive routes will make the bus more attractive to use as an alternative to single occupancy car use.	Ensure the routes and frequency of buses are well advertised.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	+	+	++	Such routes will make the bus more attractive to use as an alternative to single occupancy car use for accessing services and facilities.	
13	?/+	?/+	?/+	Existing town might benefit from such routes.	Retrofit similar standards to the existing town.
14	0	0	0		
15	+	+	+	Such routes will make the bus more attractive to use as an alternative to single occupancy car use for accessing the town centre.	
16	+	+	+	Such routes will make the bus more attractive to use as an alternative to single occupancy car use for accessing employment areas.	
17	?	?	?	The reasoned justification to this part of the policy includes reference to improved services to Brandon, Norwich and other destinations along the A11. This has the potential to have an adverse impact on local economy if work and services become more readily available in other destinations.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	0	0	0	Not having such a policy does not necessarily mean that such routes would not be put in place. Lack of policy however means that such features may not be adequately provided. Policy is a pro-active way of ensuring such features are provided.	Rely on negotiations at planning application stage.	
2	0	0	0			
3	?	?	?			
4	0	0	0			
5	0	0	0			
6	0	0	0			
7	0	0	0			
8	0	0	0			
9	0	0	0			
10	0	0	0			
11	0	0	0			

12	?	?	?		
13	?	?	?		
14	0	0	0		
15	?	?	?		
16	?	?	?		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH26 Buses

(c) A new bridge over the railway

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: requires a new bus/pedestrian/cycle bridge over the railway between Joe Blunt's Lane and the A11.	0	0	++	0	0	0	?/+	0	+	0	0	++	?/+	0	+	+	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	?	?	0	?	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: requires a new bus/pedestrian/cycle bridge over the railway between Joe Blunt's Lane and the A11.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	++	++	++	The bridge would facilitate a direct link for pedestrians, cyclists and buses over the railway. Alternative routes are likely to be less attractive to those who might want to walk, cycle or use the bus.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	?/+	?/+	?/+	The bridge could potentially be designed in a way to be a prominent feature of the townscape.	Ensure a landscaping scheme meets the approval of the local planning authority prior to development.
8	0	0	0		
9	+	+	+	The bridge would facilitate a direct link for pedestrians, cyclists and buses over the railway. Alternative routes are likely to be less attractive to those who might want to walk, cycle or use the bus.	
10	0	0	0		
11	0	0	0		

12	+	+	++	The bridge would facilitate a direct link for pedestrians, cyclists and buses over the railway. Alternative routes are likely to be less attractive to those who might want to walk, cycle or use the bus.
13	?/+	?/+	?/+	The bridge would link the new communities on either side of the railway.
14	0	0	0	
15	+	+	+	Such features will make the bus more attractive to use as an alternative to single occupancy car use for accessing the town centre.
16	+	+	+	Such features will make the bus more attractive to use as an alternative to single occupancy car use for accessing employment areas.
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having such a policy does not necessarily mean that a bridge would not be put in place. Policy is a pro-active way of ensuring such features are provided.	Rely on negotiations at planning application stage.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	?	?	?		
16	?	?	?		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH26 Buses

(d) Bus design principles.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----

Final Policy: Sets detailed design principles for bus stops and at junctions.	0	0	++	0	0	0	0	0	0	0	0	0	++	?	0	+	+	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	0	?	?	0	?	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Sets detailed design principles for bus stops and at junctions.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	++	Such features will make the bus more attractive to use as an alternative to single occupancy car use. Thus reducing the amount of vehicles and in turn emissions.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	+	+	++	Such features will make the bus more attractive to use as an alternative to single occupancy car use for accessing services and facilities.	
13	?	?	?	Existing town might not have such facilities.	Retrofit similar standards to the existing town.
14	0	0	0		
15	+	+	+	Such features will make the bus more attractive to use as an alternative to single occupancy car use for accessing the town centre.	
16	+	+	+	Such features will make the bus more attractive to use as an alternative to single occupancy car use for accessing employment areas.	
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having such a policy does not necessarily mean that such features would not be put in place. Lack	Rely on negotiations at planning application stage.
2	0	0	0		

3	?	?	?	of policy however means that such features may not be adequately provided. Policy is a pro-active way of ensuring such features are provided.
4	0	0	0	
5	0	0	0	
6	0	0	0	
7	0	0	0	
8	0	0	0	
9	0	0	0	
10	0	0	0	
11	0	0	0	
12	?	?	?	
13	?	?	?	
14	0	0	0	
15	?	?	?	
16	?	?	?	
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH26 Buses

(e) Funding

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires bus provision to be developer funded.	0	0	++	0	0	0	0	0	0	0	0	++	?	0	+	+	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	?	?	0	?	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Sets detailed design principles for bus stops and at junctions.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	This will facilitate the provision of the bus services, routes and facilities as described above.	
2	0	0	0		
3	+	+	++		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		

9	0	0	0
10	0	0	0
11	0	0	0
12	+	+	++
13	?	?	?
14	0	0	0
15	+	+	+
16	+	+	+
17	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having such a policy does not necessarily mean that the bus services and facilities would not be put in place. Lack of policy however means that such features may not be adequately provided. Policy is a pro-active way of ensuring such features are provided.	Rely on negotiations at planning application stage.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	?	?	?		
16	?	?	?		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH27 A New Railway Station in the Urban Extension

TH27: A new railway station in the Urban Extension																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Land set aside for the potential of a new railway station	-	0	++	0	0	0	0	0	0	0	0	?	?	?	?	?	?

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between Joe Blunt's Lane and the A11,																		
Alternative Option 1: No policy.	?	0	?	0	0	0	0	0	0	0	0	0	?	?	?	?	?	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Land set aside for the potential of a new railway station between Joe Blunt's Lane and the A11,

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	The land would be on greenfield land. The more parking that is provided, the more the land take.	
2	0	0	0		
3	0	+	++	The new station could make rail an attractive option to single occupancy car use. It would also be within walking/cycling distance to the new residents and some existing residents.	
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	?	Trains could be a useful internal means of transport, which would improve access to services. However, the effect is currently unknown, and it can only be considered to be a long term effect due to the timescales involved in bringing an additional train station forward.	Investigate if there is potential for the train to be used for journeys to and from the existing station. This is near to the town centre and some other facilities and services.
13	?	?	?	Trains could be a useful internal means of transport.	Investigate if there is potential for the train to be useful for journeys to and from the existing station. This is near to many destinations. The suite of other policies on transport could aid accessibility.
14	?	?	?	A new station could solve some transport issues to enable the delivery of new housing. However, it would take up land that otherwise could be used for housing or its related requirements.	
15	?	?	?	Trains could be a useful internal means of transport to access the town centre. On the other hand, it could make going elsewhere for town centre uses easier.	Investigate if there is potential for the train to be useful for journeys to and from the existing station. This is near to the town centre.
16	?	?	?	Trains could be a useful internal means of transport to access the town centre and onto employment areas.	New employment land allocated (TH29). Existing employment areas addressed and improved (TH37). The suite of other policies on transport could aid accessibility.
17	?	?	?	On the other hand, it could make going elsewhere for work easier.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy. No new station.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	The site is greenfield land within the urban extension. If the site is not developed for a train station, it is likely to be used for other development associated with the urban extension. As such, the effect is currently unknown.	
2	0	0	0		
3	?	?	?	Not having a new train station in the TAAP does not necessarily mean that carbon emissions are not addressed - the suite of other policies on transport could reduce carbon emissions from transport.	The suite of other policies on transport could reduce carbon emissions from transport.
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?	Not having a new train station in the TAAP does not necessarily mean that services and facilities will not be easily accessible - the suite of other policies on transport could help the community access services and facilities.	The suite of other policies on transport could aid accessibility.
13	?	?	?		
14	0	0	0	If the land is not set aside for a train station within the urban extension, the additional land has the potential to provide for additional housing and its associated infrastructure.	
15	?	?	?	Not having a new train station in the TAAP does not necessarily mean that the town centre and employment areas are not accessible - the suite of other policies on transport could help the community access these areas.	New employment land allocated (TH29). Existing employment areas addressed and improved (TH37). The suite of other policies on transport could aid accessibility.
16	?	?	?		
17	?	?	?		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH28 Changes to the A11 Trunk Road

TH28: Changes to the A11 Trunk Road																	
Part A: Delivery of upgraded junctions																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: The 5 junctions on the A11 bypass around Thetford will be upgraded. Safeguards the ability for junctions to be improved. As per the Draft Final Policy, but with greater emphasis on potential impacts on protected habitats and species.	?/-	0	?/-	0	?/-	-	?/-	0	0	0	0	0	0	?/+	0	0	?/+

Alternative Option 1: No policy.	?/-	0	?/-	0	?/-	-	?/-	0	0	0	0	0	0	0	?	0	0	?/-
----------------------------------	-----	---	-----	---	-----	---	-----	---	---	---	---	---	---	---	---	---	---	-----

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: The 5 junctions on the A11 bypass around Thetford will be upgraded. Safeguards the ability for junctions to be improved. As per the Draft Final Policy, but with greater emphasis on potential impacts on protected habitats and species.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	The improved junctions could use greenfield land as they may be larger than the present junctions.	
2	0	0	0		
3	?/-	?/-	?/-	The improved junctions are deemed necessary to accommodate increase in traffic arising from the Thetford Urban Extension.	The suite of transport measures proposed in the TAAP could result in modal shift to more sustainable modes of transport.
4	0	0	0		
5	?/-	?/-	?/-	The improved junctions could use greenfield land thus increasing the surface area that would become impermeable.	Consider surface water run off when designing junctions.
6	-	-	-	Alterations to the Brandon Road Junction, will include land that is designated as SPA and SAC. This would have an adverse affect on biodiversity in the area, and as such mitigation measures would be required. These would need to be agreed with Natural England, prior to any alterations occurring.	Part a refers to protected species and habitats. Mitigation measures would need to be secured through a legal agreement with Natural England prior to any changes being made. Part d of policy sets lighting standards. Make sure central part of the roundabout can be used for biodiversity.
7	?/-	?/-	?/-	The improved junctions could use greenfield land as they may be larger than the present junctions.	Part d of policy sets lighting standards. Central part of the roundabout could be used to benefit townscape and landscape - for example as gateways to the town.
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/+	?/+	?/+	Improvements would facilitate housing delivery	
15	0	0	0		
16	0	0	0		
17	?/+	?/+	?/+	The improved junctions could aid visitors to the town and businesses.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.

1	?	?	?	<p>If no policy, there would be greater uncertainty. The scheme would need to be negotiated between developer and the Highways Agency and Norfolk County Council. Not having a policy could see the negatives as shown above become more negative as they schemes could be over engineered.</p> <p>Upgrading the junctions would still be required without a policy, as such changes to the Brandon Road junction would still be likely to affect the integrity of the SPA and SAC, and mitigation measures would still be required.</p>	<p>Rely on negotiations between developer and Highways Agency and Norfolk County Council</p>
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	?	?	?		
6	-	-	-		
7	?	?	?		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?	?	?		
15	0	0	0		
16	0	0	0		
17	?	?	?		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH28: Changes to the A11 Trunk Road

Part B: Junction Standards

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Sets standards for junction upgrades	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
Alternative Option 1: No policy.	0	0	0	0	?	?	?	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Sets standards for junction upgrades

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	+	+	+	The policy requires surface run off to be considered as the junctions are designed.	

6	+	+	+	The policy requires the centre of the roundabouts to be managed to benefit biodiversity. The policy emphasises the importance of nearby protected species and habitats.
7	+	+	+	The centre of the roundabouts could become part of the landscape by being managed for biodiversity as well as being an enhanced gateway to the town.
8	0	0	0	
9	0	0	0	
10	0	0	0	
11	0	0	0	
12	0	0	0	
13	0	0	0	
14	0	0	0	
15	0	0	0	
16	0	0	0	
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Although not having a policy could still result in the junctions being designed to benefit/not affect biodiversity, landscape and also to consider surface water run off, a policy would provide greater clarity and certainty as to what is required as the junctions are designed.	Rely on negotiations between developer and Highways Agency.
2	0	0	0		
3	0	0	0		
4	0	0	0		
5	?	?	?		
6	?	?	?		
7	?	?	?		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH28: Changes to the A11 Trunk Road

Part C: A11 lighting.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Junction lighting must reduce glare and maintain night time character.	0	0	+	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Alternative Option 1: No policy.	0	0	?	0	0	-	-	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Junction lighting must reduce glare and maintain night time character.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	The changes to the junctions are likely to require changes to the lighting. Existing lighting, which might not be energy efficient and result in light pollution, would be replaced with more efficient lighting with less light pollution (wasted light).	Require new lighting to reduce light pollution and be efficient.
4	0	0	0		
5	0	0	0		
6	+	+	+	Some biodiversity are affected by lighting. By decreasing light pollution and maintaining the night time character of the A11, biodiversity will not be affected.	Require new lighting to reduce light pollution and be efficient.
7	+	+	+	By decreasing light pollution and maintaining the night time character of the A11, the landscape and townscape will not be affected.	Require new lighting to reduce light pollution and be efficient.
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: No policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	?	?	?	Not having a policy could still result in more efficient lighting being installed.	
4	0	0	0		
5	0	0	0		
6	-	-	-	Some biodiversity are affected by lighting.	
7	-	-	-	No policy in lighting could result in any lighting installed affecting the landscape and townscape.	
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH29 Improvements to the Local Road Network

TH29: Improvements to the local road network.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Identifies five key areas of the local road network for upgrading.	0	0	?	0	?/-	?/-	?	?	0	0	0	0	0	?/+	0	0	?/+
Alternative Option 1: No policy.	0	0	?	0	?/-	?/-	?	?	0	0	0	0	0	?	0	0	?/+

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Identifies five key areas of the local road network for upgrading.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		

3	?	?	?	The changes could result in priority being given to buses at junctions. On the other hand, the changes could make things more difficult for pedestrians and cyclists.	TH4: Impact of change on pedestrians, cyclists and buses.
4	0	0	0		
5	?/-	?/-	?/-	Some of the improvements could include land that is not developed and could change that surface to an impermeable one with the potential to increase surface run off.	Consider surface run off when designing improvements - Policy TH24.
6	?/-	?/-	?/-	Some of the improvements have the potential to harm biodiversity.	Consider biodiversity when designing the junctions.
7	?	?	?	Some of the improvements will result in changes to the townscape.	Protect existing landscape features.
8	?	?	?	Some of the improvements are near to Scheduled Monuments and historical road junction and widening improvements have resulted in archaeological finds.	Ensure the protection of SMs is emphasised. Archaeology policies.
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/+	?/+	?/+	Improvements would facilitate housing delivery	
15	0	0	0		
16	0	0	0		
17	?/+	?/+	?/+	Improvements would aid traffic moving around the town	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 1: No Policy.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	Not having a policy does not necessarily mean that the issues identified above will not be addressed. Policy provides some certainty, as it is likely that similar improvements would be undertaken.	Rely on negotiations between all parties.
2	0	0	0		
3	?	?	?		
4	0	0	0		
5	?/-	?/-	?/-		
6	?/-	?/-	?/-		
7	?	?	?		
8	?	?	?		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?	?	?		

15	0	0	0	
16	0	0	0	
17	?/+	?/+	?/+	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH30 New Employment Land

TH30: New Employment																	
Part a: Amount of employment land and location.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Provision of 22Ha of serviced employment land. Please note that TEP has planning permission for 18Ha.	--	?	?	?	?	?/-	+	?	0	+	0	?/+	0	0	0	++	++
Alternative Option 1: Less employment land	-	?	-	?	?	0	+	?	0	?	0	0	0	0	0	+/-	+/-
Alternative Option 2: More employment land	--	?	-	?	?	0	-	+	0	?	0	0	0	-	0	+/?	+/?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Provision of 22Ha of serviced employment land. Please note that TEP has planning permission for 18Ha.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	--	--	--	The 22Ha will be on Greenfield land which is currently used for agriculture.	Brownfield land will be used where possible, but due to lack of available brownfield land in Thetford, greenfield will be used. Land will be used as efficiently as possible and be well planned - Core Strategy has policies on car parking for example.
2	?	?	?	Effect is unknown as it depends on the end user.	Policy TH19 - Requirement that new build meets BREEAM standards. Policy TH16 specifies abstraction controls for water use in compliance with code level and building regulations.
3	?	?	?	There could be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site, although providing employment land in Thetford could reduce resident's length of journeys.	Policy TH19 - Requirement that new build meets BREEAM standards - there are energy and transport sections. The transport sections in the TAAAP seek modal shift away from single occupancy car use.
4	?	?	?	Effect is unknown as it depends on the end user.	Policy TH19 - Requirement that new build meets BREEAM standards. Policy TH36 details appropriate waste storage and means of collection. Whilst provided as part of the SUE, policy justification recognises upgrades necessary to Thetford household waste centre.
5	?	?	?	Employment land is not near any rivers to suffer from fluvial flooding. Development will be on greenfield land so surface run off could be an issue which the site has not experienced previously.	Surface Water Management Plans required as per policy TH24.

6	?/-	?/-	?/-	The loss of greenfield land could affect biodiversity.	Criteria of policy seeking to provide for biodiversity. Gallow's Hill Policy (TH22) would benefit biodiversity. TH21 seeks to protect locally distinctive features.
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford.	Core Strategy has general policies on design. Policy TH19 on protecting the locally distinct features is relevant.
8	?	?	?	Development on greenfield land could result in archaeological finds.	Archaeological Policies TH18, DC17, pps5 or future National Guidance.
9	0	0	0		
10	+	+	+	Criteria refers to designing out crime.	DC 16 of the adopted Core Strategy and Policy TH20 of the TAAP.
11	0	0	0		
12	?/+	?/+	?/+	May provide some essential services and facilities in light of future economic change to promote less leakage to out of town locations such as Norwich.	
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	+	+	++	Allocates employment land, some of which in areas with good relation to existing residential areas with the potential to benefit the whole town.	
17	+	+	++	Allocates employment land. Promotes less leakage to out of town locations such as Norwich.	
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown					

Alternative Option 1: Less employment land					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	-	-	-	Allocation will be on greenfield land which is currently used for agriculture.	Brownfield land will be used where possible, but due to lack of available brownfield land in Thetford, greenfield will be used. Land will be used as efficiently as possible and be well planned - Core Strategy has Policies on car parking for example.
2	?	?	?	Effect is unknown as it depends on the end user.	Policy TH19 - Requirement that new build meets BREEAM standards -there is a water section. Policy TH16 specifies abstraction controls for water use in compliance with code level and building regulations.
3	?	?	?	There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site, although providing employment land in Thetford could reduce resident's length of journeys. Less land allocated could result in less emissions.	Policy TH19 - Requirement that new build meets BREEAM standards - there are energy and transport sections. The transport sections in the TAAP seek modal shift away from single occupancy car use.
4	?	?	?	Effect is unknown as it depends on the end user. Less land allocated could result in less waste.	Policy TH19 - Requirement that new build meets BREEAM standards -there is a waste section for both construction and end use.
5	?	?	?	Employment land is not near any rivers to suffer from fluvial flooding. Development will be on greenfield land so surface run off could be an issue which the site has not experienced previously. Less land allocated, less land developed from greenfield to this use.	Surface Water Management Plans required as per policy TH234 The content and recommendations within the SWMP would reflect the size of the allocation.

6	?/-	?/-	?/-	The loss of greenfield land could affect biodiversity.	Criteria of policy seeking to provide for biodiversity. Gallow's Hill Policy (TH22) would benefit biodiversity. TH22 seeks to protect locally distinctive features.
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford.	Core Strategy has general policies on design. Policy TH20 on protecting the locally distinct features is relevant.
8	?	?	?	Development on greenfield land could result in archaeological finds.	Archaeological Policies.
9	0	0	0		
10	?	?	?	Crime could still be designed out.	
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	+/-	+/-	+/-	Whilst this approach would allocate employment land, less employment land may restrict employment opportunities.	
17	+/-	+/-	+/-	Whilst this approach would allocate employment land, less employment land could stifle future opportunities for business and competitiveness o the tow to compete with higher order centres.	Monitor employment land required.

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 2: More employment land					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	--	--	--	The allocation will be on Greenfield land which is currently used for agriculture.	Brownfield land will be used where possible, but due to lack of available brownfield land in Thetford, greenfield will be used. Land will be used as efficiently as possible and be well planned - Core Strategy has Policies on car parking for example.
2	?	?	?	Effect is unknown as it depends on the end user. More employment land allocated could however sway towards negative.	Policy TH19 - Requirement that new build meets BREEAM standards -there is a water section.
3	?	?	?	There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site, although providing employment land in Thetford could reduce resident's length of journeys. Large allocation could make this more negative, although there could be a benefit of more employment land and associated jobs being provided nearer to where people live this reducing travel to work and associated effects.	Policy TH19 - Requirement that new build meets BREEAM standards - there are energy and transport sections. The transport sections in the TAAP seek modal shift away from single occupancy car use.
4	?	?	?	Effect is unknown as it depends on the end user. More employment land allocation could result in more waste to be handled.	Policy TH19 - Requirement that new build meets BREEAM standards -there is a waste section for both construction and end use.
5	?	?	?	Employment land is not near any rivers to suffer from fluvial flooding. Development will be on greenfield land so surface run off could be an issue which the site has not experienced previously.	Surface Water Management Plans required as per policy TH24. The content and recommendations within the SWMP would reflect the size of the allocation.

6	?/-	?/-	?/-	The loss of greenfield land could affect biodiversity.	Criteria of policy seeking to provide for biodiversity. Gallow's Hill Policy (TH22) would benefit biodiversity. TH21 seeks to protect locally distinctive features.
7	+	+	+	Proposal sits well within valley corridor as per historic development of Thetford.	Core Strategy has general policies on design. Policy TH21 on protecting the locally distinct features is relevant.
8	?	?	?	Development on greenfield land could result in archaeological finds.	Archaeological Policies.
9	0	0	0		
10	?	?	?	Crime could still be designed out.	
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	-	-	-	More employment land would have knock on effects for other land uses potentially reducing land available for housing.	Density could be increased but this might not be appropriate to the location.
15	0	0	0		
16	+/?	+/?	+/?	Allocates employment land. If too much land allocated, could not all be developed.	
17	+/?	+/?	+/?	Allocates employment land. If too much land allocated, could not all be developed.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH30: New Employment

Part b: Layout and design principles

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Sets some guidelines for the design of the new employment areas.	0	0	+	+	0	?	+	0	+	?	0	0	+	0	0	+	0
Alternative Option 1: No policy	0	0	?	?	0	?	?	0	?	?	0	0	?	0	0	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Sets some guidelines for the design of the new employment areas.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	One of the criteria emphasises access by walking, cycling and buses.	Suite of transport policies seek modal shift. Policy on BREEAM - energy and transport Policies TH4, TH14, TH15, TH19.
4	+	+	+	One of the criteria emphasises innovative waste and recycling measures.	Policy on BREEAM - waste Policy TH36.

5	0	0	0		
6	?	?	?	One of the criteria emphasises quality landscaping. Which could benefit biodiversity.	Policy on BREEAM - ecology. CP10 of the adopted Core Strategy.
7	+	+	+	One of the criteria emphasises quality landscaping.	Policy TH20 on locally distinctive features.
8	0	0	0		
9	+	+	+	One of the criteria emphasises access by walking, cycling and buses.	Suite of transport policies seek modal shift. Policy on BREEAM - transport.
10	?	?	?	Employment areas could suffer from crime.	Ensure potential for crime is designed out.
11	0	0	0		
12	0	0	0		
13	+	+	+	One of the criteria emphasises access by walking, cycling and buses.	Suite of transport policies seek modal shift - Policy TH4.
14	0	0	0		
15	0	0	0		
16	+	+	+	One of the criteria emphasises access by walking, cycling and buses.	Suite of transport policies seek modal shift.
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 1: No policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0	Not having specific criteria does not necessarily mean that the issues will not be addressed. Having a policy would provide greater certainty and clarity. The adopted Core Strategy provides an overarching policy of design under DC16.	
2	0	0	0		
3	?	?	?		Suite of transport policies seek modal shift. Policy on BREEAM - energy and transport - TH4, TH14, TH15, TH19.
4	?	?	?		Policy on BREEAM - waste - Policy TH36.
5	0	0	0		
6	?	?	?		Policy on BREEAM - ecology. CP10 of the adopted Core Strategy.
7	?	?	?		Rely on Core Strategy and planning application stage. Policy TH20 on locally distinctive features.
8	0	0	0		
9	?	?	?		Suite of transport policies seek modal shift. Policy on BREEAM - transport
10	?	?	?		Rely on Core Strategy and planning application stage.
11	0	0	0		
12	0	0	0		
13	?	?	?		Suite of transport policies seek modal shift. Policy TH14.
14	0	0	0		
15	0	0	0		

16	?	?	?	Suite of transport policies seek modal shift.Policy TH14 .
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH31 New Local Centre in the Urban Extension

TH31: New Local Centre in the Urban Extension																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: In essence the same at the Draft Final TAAP, but lower floor space figures: 1,700 m ² (net) in total of which 500m ² is comparison and 1,200m ² is convenience.	-	0	+	+	0	?	0	0	?/+	+	0	+	+	0	?/-	+	+
Alternative Option 1: Draft Final Policy: The Local Centre delivered as part of the Urban Extension will provide approximately 2,300m ² (net) floorspace. Of this, approximately 1,100m ² (net) should be provided as new comparison goods floorspace, and 1,200m ² (net) new convenience floorspace. The preference is that this convenience element is provided as a single small foodstore.	-	0	+	+	0	?	0	0	?	+	0	+	+	0	?/-	+	+
Alternative Option 2: No Policy - rely on Core Strategy and PPS4.	?/-	0	?	0	0	0	0	0	?	?	0	?	?	0	?	?	0
Alternative Option 3: A different strategy, using out of town shopping centres.	?/-	0	?	0	0	0	?	0	0	0	0	?	?	0	-	?	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: In essence the same at the Draft Final TAAP, but lower floor space figures: 1,700 m² (net) in total of which 500m² is comparison and 1,200m² is convenience..

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	Centre would be on greenfield land.	
2	0	0	0		TH19 - BREEAM has policies on water.
3	+	+	+	Having shops near to both new and existing communities is likely to reduce the need to travel far and by car.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Ensure Design of these premises would be required to meet TH19 which details BREEAM requirements. Suite of transport policies promote modal shift.
4	+	+	+	New development would adhere to the provision of recycling facilities as referred to within Policy TH36.	TH19 - BREEAM has policies on waste.
5	0	0	0		
6	?	?	?	The use of greenfield land for growth may hold biodiversity value.	Development can provide mitigation measures though appropriate long term landscape design.
7	0	0	0		
8	0	0	0		

9	?/+	?/+	?/+	Residents could walk or cycle the short distances to the local centre.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Suite of transport policies promote modal shift. TH19 - BREEAM in relation to health.
10	+	+	+	New development should be designed to reduce crime.	-
11	0	0	0		
12	+	+	+	Shops will be accessible to local residents.	Such Centres could have a range of uses to create a hub - health facilities (see TH34), schools nearby (see TH33), Community Centres and Religious Buildings (see TH35). They could also be hubs for public transport to other areas of the town (see transport policies)
13	+	+	+	Having facilities and services near to both new and existing communities is likely to reduce the need to travel far and by car.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Suite of transport policies promote modal shift.
14	0	0	0		
15	?/-	?/-	?/-	There could be potential for such a centre to compete with the town centre, although the reduction in size of comparison allocation could address this issue. The policy is intended to complement town centres and no compete with.	Ensure the local centre compliments and does not compete with the town centre. Note that all other estates in Thetford have centres (some shops and services) to serve the local population. See TH2 re Town Centre.
16	+	+	+	Retail is a form of employment.	
17	+	+	+	Increase employment and local opportunities will reduce the need to travel out of Thetford and contribute of leakage to other centres such as Norwich etc.	
Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown					

Alternative Option 1: Draft Final Policy: The Local Centre delivered as part of the Urban Extension will provide approximately 2,300m² (net) floorspace. Of this, approximately 1,100m² (net) should be provided as new comparison goods floorspace, and 1,200m² (net) new convenience floorspace. The preference is that this is provided as a single small foodstore.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	--	Centre would be on greenfield land.	
2	0	0	0		TH19 - BREEAM has policies on water.
3	+	+	+	Having shops near to both new and existing communities is likely to reduce the need to travel far and by car.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Ensure Design of these premises would be required to meet TH18 which details BREEAM requirements. Suite of transport policies promote modal shift.
4	+	+	+	New development would adhere to the provision of recycling facilities as referred to within Policy TH26.	TH19 - BREEAM has policies on waste.
5	0	0	0		
6	?	?	?	The use of greenfield land for growth may hold biodiversity value.	Development can provide mitigation measures though appropriate long term landscape design.
7	0	0	0		
8	0	0	0		

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9	?	?	?	Residents could walk or cycle the short distances to the local centre.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Suite of transport policies promote modal shift. TH19 - BREEAM in relation to health.
10	+	+	+	New development should be designed to reduce crime.	
11	0	0	0		
12	+	+	+	Shops will be accessible to local residents.	Such Centres could have a range of uses to create a hub - health facilities (see TH34), schools nearby (see TH33), Community Centres and Religious Buildings (see TH35). They could also be hubs for public transport to other areas of the town (see transport policies)
13	+	+	+	Having facilities and services near to both new and existing communities is likely to reduce the need to travel far and by car.	Ensure centre is accessible by walking and cycling and public transport. Ensure adequate cycle parking. Suite of transport policies promote modal shift.
14	0	0	0		
15	?/-	?/-	?/-	There could be potential for such a centre to compete with the town centre.	Ensure the local centre compliments and does not compete with the town centre. Note that all other estates in Thetford have centres (some shops and services) to serve the local population. See TH2 re Town Centre.
16	+	+	+	Retail is a form of employment.	
17	+	+	+	Increase employment and local opportunities will reduce the need to travel out of Thetford and contribute of leakage to other centres such as Norwich etc.	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 2: No Policy - rely on Core Strategy and PPS4.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	These issues could be addressed without a policy, but it depends on the design and negotiations at planning application stage. By having a policy, there is greater certainty and clarity and the potential issues can be addressed.	
2	0	0	0		TH19 - BREEAM has policies on water.
3	?	?	?		Design of these premises would be required to meet TH19 which details BREEAM requirements. Suite of transport measures in the TAAP.
4	0	0	0		TH189- BREEAM has policies on waste.
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	?	?	?		Suite of transport policies promote modal shift. TH19 - BREEAM in relation to health.
10	?	?	?		Rely on Core Strategy.
11	0	0	0		
12	?	?	?		Suite of transport measures in the TAAP.
13	?	?	?		Suite of transport measures in the TAAP.

14	0	0	0	
15	?	?	?	
16	?	?	?	
17	0	0	0	
<p>Note that all other estates in Thetford have centres (some shops and services) to serve the local population. See TH2 re Town Centre.</p>				
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown</p>				

Alternative Option 3: A different strategy, using out of town shopping centres.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	Out of town shopping centres could be on greenfield land.	
2	0	0	0		TH19 - BREEAM has policies on water.
3	?	?	?	The out of town provision would be accessible to the community nearby, but less accessible for those further away who may use their car to access the centre,	Improve walking and cycling routes and provide cycle parking. Make destination on the bus routes. BREEAM policy.
4	0	0	0		TH19 - BREEAM has policies on waste.
5	0	0	0		
6	0	0	0	The use of greenfield land for growth may hold biodiversity value.	
7	?	?	?	Effect depends on the design.	Rely on Core Strategy
8	0	0	0		
9	0	0	0		Suite of transport policies promote modal shift. TH19 - BREEAM in relation to health.
10	0	0	0	New development should be designed to reduce crime.	
11	0	0	0		
12	?	?	?	The out of town provision would be accessible to the community nearby, but less accessible for those further away.	Suite of transport measures in the TAAP.
13	?	?	?		Suite of transport measures in the TAAP.
14	0	0	0		
15	-	-	--	Out of town centres could compete with the town centre.	Rely on Core Strategy and PPS4
16	?	?	?	Retail is a form of employment.	
17	0	0	0		
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown</p>					

TH32 Decentralised Energy Supply

TH32: Connecting to a Decentralised Energy Supply																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: New development in the Urban Extension should be designed in a manner that allows for the connection, or potential future connection, to a decentralised energy supply as part of meeting	?	?	?/++	?	0	0	0	0	0	0	0	0	0	0	0	0	0

relevant carbon compliance levels in the Building Regulations. As per draft final policy, with some text additions to aid clarification.																		
Alternative Option 1: No Policy - no requirement re design to allow for potential connection to a decentralised energy supply. Rely on FEES or other micro renewables.	?	0	++	?	0	0	0	0	0	0	0	0	0	0	?/-	0	0	0
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown																		

Final Policy: New development in the Urban Extension should be designed in a manner that allows for the connection, or potential future connection, to a decentralised energy supply as part of meeting relevant carbon compliance levels in the Building Regulations.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	Effect is uncertain. This policy does not expressly state a new power station, just the ability to connect to a new power station. The policy could spur the development of a new power station. This power station is likely to be on greenfield land.	Whilst technically the effect is uncertain, should the development be connected to a decentralised power source there is potential for great positive effects compared to not having a policy. Changes to building regulations.
2	?	?	?		
3	?/++	?/++	?/++		
4	?	?	?		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy - no requirement re design to allow for potential connection to a decentralised energy supply. Rely on FEES or other micro renewables.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	Depends on technology used. Some microgeneration for example are housed within developments, others could affect the density of the development.	
2	0	0	0		
3	+	+	++	FEES would reduce need to heat in first place. Renewables emit less greenhouse gases than conventional fuels.	
4	?	?	?	Depend on fuel used for micro renewables.	

5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	?/-	?/-	?/-	The costs of reaching zero carbon at an individual property level could make the development less viable	
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH33 Education Provision in the Thetford Urban Extension

TH33: Education provision in Thetford																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: 3 Primary schools, all secondary education offer combined at the Academy North Site. Access by sustainable modes of transport.	-	0	+	0	0	?	?	0	+	0	?	++	+	0	0	++	+
Alternative Option 1: Draft Final policy: 3 primary schools, Rosemary Musker possibly expanded and new 16-19 year old education provision (sixth form and further/higher education). Access by sustainable modes of transport.	-	0	?	0	0	?	?	0	+/?	0	?	++	+	0	?	++	+
Alternative Option 2: No education policy - rely on site-by-site negotiations.	-	0	?	0	?	?	?	0	?	0	?	?	+	0	?	+	+
Alternative Option 3: Lower standards/less specific policy.	-	0	?	0	?	?	?	0	?	0	?	?	+	0	?	?	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: 3 Primary schools, all secondary education offer combined at the Academy North Site. Access by sustainable modes of transport.					
S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	New education provision will be on greenfield land.	
2	0	0	0		BREEAM - water.

3	+	+	+	Some children will get driven to school. Some staff will drive to school. Emphasises importance of access by sustainable modes of travel. On the other hand, the schools will be used by those living close to them and will have school travel plans.	Submission Core Strategy Policy CP13 is on the subject of transport and major developments would require travel plans. Suite of transport policies in the TAAP. BREEAM - transport and energy.
4	0	0	0		BREEAM - waste
5	0	0	0		
6	?	?	?	New schools and the expansion of North site would be on greenfield land. Within the policy justification reference is made to the protection of biodiversity value of Joe Blunts Lane.	Submission Core Strategy Policy CP 10 and DC 16 refers to biodiversity, design and landscape. Design principles in TH20. Distinctive features of the landscape. BREEAM - ecology and landscape.
7	?	?	?		
8	0	0	0		
9	+	+	+	Emphasises importance of access by walking and cycling. Sports facilities could be available for use by the public.	Suite of transport policies. BREEAM - health
10	0	0	0		
11	?	?	?	Sports fields could be used by the public. This however would be at the discretion of the school and could only then be attributed to future assessments of open space surplus of deficiency is an agreement has been reached.	
12	++	++	++	The policy is about increasing the provision of education.	Suite of transport policies
13	+	+	+	New schools could be an area where different communities mix.	Suite of transport policies
14	0	0	0		
15	0	0	0		
16	+	++	++	The expansion of the academy north site could improve education attainment. The policy requires the provision of the adequate number of schools in a timely manner.	
17	+	+	+	The expansion of the academy north site could improve education attainment and therefore skills.	
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown</p>					

Alternative Option 1: Draft Final policy: 3 primary schools, Rosemary Musker possibly expanded and new 16-19 year old education provision (sixth form and further/higher education). Access by sustainable modes of transport.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	New education provision will be on greenfield land.	BREEAM - water.
2	0	0	0		
3	+	+	+	Some children will get driven to school. Some staff will drive to school. Emphasises importance of access by sustainable modes of travel. On the other hand, the schools will be used by those living close to them and will have school travel plans.	Submission Core Strategy Policy CP13 is on the subject of transport and major developments would require travel plans. Suite of transport policies in the TAAP. BREEAM - transport and energy.
4	0	0	0		BREEAM -waste
5	0	0	0		

6	?	?	?	New schools and the expansion of North site would be on greenfield land. Within the policy justification reference is made to the protection of biodiversity value of Joe Blunts Lane.	Submission Core Strategy Policy CP 10 and DC 16 refers to biodiversity , design and landscape. Design principles in TH20. Distinctive features of the landscape. BREEAM - ecology and landscape.
7	?	?	?		
8	0	0	0		
9	+/?	+/?	+/?	Emphasises importance of access by walking and cycling. Sports facilities could be available	Suite of transport policies. BREEAM - health
10	0	0	0		
11	?	?	?	Expansion of existing school may result in insufficient quantity of open space provision for the numbers of children.	
12	++	++	++	The policy is about increasing the provision of education.	Suite of transport policies
13	+	+	+	New schools could be an area where different communities mix.	Suite of transport policies
14	0	0	0		
15	?	?	?	A 16-19 education facility could still be provided. If a 16-19 education is provided in the town, there could be a bustling town centre as a result.	
16	+	++	++	Expansion of the high school could improve education attainment. The policy requires the provision of the adequate number of schools in a timely manner.	
17	+	+	+	Expansion of the high school could improve education attainment and therefore skills.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 2: No education policy - rely on site-by-site negotiations.					
S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	Schools would be on greenfield land.	
2	0	0	0		BREEAM - water.
3	?	?	?	Some children will get driven to school. Some staff will drive to school. Embodied carbon in buildings. Modal shift is emphasised in the submission policy.	Core Strategy Policy CP13 is on the subject of transport and major developments would require travel plans. New education facilities are likely to be built to high BREEAM standards. Suite of transport policies in the TAAP.
4	0	0	0		BREEAM -waste
5	?	?	?	Depending on where the schools are sited, they could be in flood zones.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA will further inform policies in the Thetford Area Action Plan.
6	?	?	?	New schools and the expansion of Academy north site would be on greenfield land.	Submission Core Strategy Policy CP 10 and DC 16 refers to biodiversity , design and landscape. TH19 has design principles. BREEAM - ecology and landscape.
7	?	?	?		
8	0	0	0		

9	?	?	?	Sports facilities could be available for community use	BREEAM - health
10	0	0	0		
11	?	?	?	Sports facilities could be available for community use. This however would be at the discretion of the school and could only then be attributed to future assessments of open space surplus of deficiency is an agreement has been reached.	Address this issue when negotiating site by site provision.
12	?	?	?	Education facilities would be provided but perhaps their location might not necessarily be ideal.	Address this issue when negotiating site by site provision. Suite of transport policies
13	+	+	+	New schools would be an area for different people from different backgrounds meet.	Suite of transport policies
14	0	0	0		
15	?	?	?	A 16-19 education facility could still be provided. If a 16-19 education is provided in the town, there could be a bustling town centre as a result.	
16	+	+	+	The education provision could improve education attainment.	
17	+	+	+	Expansion of the high school could improve education attainment and therefore skills.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 3: Lower standards/less specific policy.

S A Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	Schools would be on greenfield land.	
2	0	0	0		BREEAM - water.
3	?	?	?	Some children will get driven to school. Some staff will drive to school. Embodied carbon in buildings. Modal shift is emphasised in the submission policy.	Core Strategy Policy CP13 is on the subject of transport and major developments would require travel plans. New education facilities are likely to be built to high BREEAM standards. Suite of transport policies in the TAAP.
4	0	0	0		BREEAM -waste
5	?	?	?	Depending on where the schools are sited, they could be in flood zones.	Sequential test and exception test will be applied as per PPS25. The level 2 SFRA will further inform policies in the Thetford Area Action Plan.
6	?	?	?	New schools and the expansion of Academy north site would be on greenfield land.	Submission Core Strategy Policy DC 16 refers to design and landscape. TH19 has design principles. BREEAM - ecology and landscape.
7	?	?	?		
8	0	0	0		
9	?	?	?	Sports facilities could be available for community use	BREEAM - health
10	0	0	0		
11	?	?	?	Sports facilities could be available for community use.	Address this issue when negotiating site by site provision.
12	?	?	?	Education facilities would be provided but perhaps their location might not necessarily be ideal.	Address this issue when negotiating site by site provision.

					Suite of transport policies
13	+	+	+	New schools would be an area for different people from different backgrounds meet.	Suite of transport policies
14	0	0	0		
15	?	?	?	A 16-19 education facility could still be provided. If a 16-19 education is provided in the town, there could be a bustling town centre as a result.	
16	?	?	?	No specific policy may result in lack of emphasis to provide appropriate education at the right time and speed of need. Class size may increase as a result and impact upon education.	
17	?	?	+	No specific policy may result in lack of commitment to compete with other education facilities which contribute to competitiveness and adaptability of the local economy.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

TH34 New Health Facility in the Thetford Urban Extension

TH34: New Health Facility in the Urban Extension																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Provision of other new health facilities in the Urban Extension from 2016. General text is as per Draft Final Policy, although revised evidence base has resulted in changes to numbers of GPs and dentists.	-	0	+	0	0	?	?	0	++	0	0	++	?	0	0	0	0
Alternative Option 1: Earlier provision	-	0	+	0	0	?	?	0	++	0	0	++	?	0	0	0	0
Alternative Option 2: No policy/later provision.	?	0	?	0	0	?	?	0	?	0	0	?	?	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Expansion of the Healthy Living Centre between 2016 and 2026 with provision of other new health facilities in the major development areas. General text is as per Draft Final Policy, although revised evidence base has resulted in changes to numbers of GPs and dentists.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	New health facilities will be on greenfield land.	
2	0	0	0		New development will adhere to Policy TH15 for water efficiency measures.
3	+	+	+	By providing health facilities within the new development areas, there could be a reduction in the need to travel by both the existing and future population, potentially reducing contributions to climate change. Embodied carbon in buildings	BREEAM requirements.
4	0	0	0		

5	0	0	0		
6	?	?	?	New health facilities will be on greenfield land but could be designed in such a way as to add to the landscape and townscape.	Submission Core Strategy Policy DC 16 refers to design and landscape. Green Infrastructure policies seek to protect existing features of the landscape. There is potential to use some of the existing buildings at the farms for health facilities.
7	?	?	?		
8	0	0	0		
9	++	++	++	By providing the necessary health facilities, in the right locations, at the right time, there could be positive benefits to both the existing and future population.	
10	0	0	0		
11	0	0	0		
12	++	++	++	By providing the new health facilities within the major development area, access to services will be improved for both the existing and future population.	
13	?	?	?	By providing the new health facilities within the major development area, access to services will be improved for both the existing and future population which could redress inequalities.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 1: Earlier provision of new health facilities.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-		
2	0	0	0		
3	+	+	+	By providing health facilities within the new development areas, there could be a reduction in the need to travel by both the existing and future population, potentially reducing contributions to climate change.	BREEAM requirements
4	0	0	0		
5	0	0	0		
6	?	?	?	New health facilities will be on greenfield land but could be designed in such a way as to add to the landscape and townscape.	Submission Core Strategy Policy DC 16 refers to design and landscape. Green Infrastructure policies seek to protect existing features of the landscape. There is potential to use some of the existing buildings at the farms for health facilities.
7	?	?	?		
8	0	0	0		

9	++	++	++	By providing the necessary health facilities earlier there could be positive benefits to both the existing and future population.	
10	0	0	0		
11	0	0	0		
12	++	++	++	By providing the new health facilities within the major development areas, access to services will be improved for both the existing and future population.	
13	?	?	?	By providing the new health facilities within the major development areas, access to services will be improved for both the existing and future population which could redress inequalities.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Alternative Option 2: No policy/later provision.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	?	?	?			
2	0	0	0			
3	?	?	?	Health services would eventually be provided, thus eventually reducing the need to travel as far for such services.	BREEAM requirements	
4	0	0	0			
5	0	0	0			
6	?	?	?	New health facilities will be on greenfield land.	Submission Core Strategy Policy DC 16 refers to design and landscape. Green Infrastructure policies seek to protect existing features of the landscape. There is potential to use some of the existing buildings at the farms for health facilities.	
7	?	?	?			
8	0	0	0			
9	?	?	?/+	New health services would be provided eventually potentially leading to better health for the existing and future population.		
10	0	0	0			
11	0	0	0			
12	?	?	-/+	New health facilities could still be provided within the major development area. As such access to services will be improved for both the existing and future population.		
13	?	?	?	New health facilities could still be provided within the major development area. As such access to services will be improved for both the existing and future population which could redress inequalities.		
14	0	0	0			
15	0	0	0			
16	0	0	0			

17	0	0	0	
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown				

TH35 Community Buildings

TH35 Community Buildings																		
part a - Shared Facilities																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Final Policy: Using new or rebuilt school facilities for community uses. If stand alone community centres proposed, sets out criteria. Note that usage depends on the Governing Body.	+	+	?/+	0	0	0	0	0	+	0	0	+	+	0	0	0	0	
Alternative Option 1: No policy.	?	0	?	0	0	0	0	0	?	0	0	?	?	0	0	0	0	
Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown																		

Final Policy: Using new or rebuilt school facilities for community uses. If stand alone community centres proposed, sets out criteria. Note that usage depends on the Governing Body.

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	+	+	+	Making such facilities multi functional could reduce the need for land to be developed for some uses such as community buildings, potentially resulting in less greenfield land developed.	
2	0	0	0		BREEAM - water If stand alone community centres proposed, seeks water efficiency measures.
3	?/+	?/+	?/+	New schools will require travel plans - some elements could aid after school users in getting to the school in a sustainable mode of travel.	Suite of transport measures in TAAP. BREEAM transport. If stand alone community centres proposed, seeks energy efficiency measures.
4	0	0	0		BREEAM - waste
5	0	0	0		
6	0	0	0		BREEAM - ecology
7	0	0	0		
8	0	0	0		
9	+	+	+	Community usages could benefit health and wellbeing - such as yoga classes and will be accessible by walking and cycling.	
10	0	0	0		
11	0	0	0		

12	+	+	+	New schools will be spread out around the Thetford Urban Extension. As such, they will be in accessible locations and could be easily access by existing residents. New schools require travel plans - some elements could aid after school users in getting to the school in a sustainable mode of travel. Furthermore, using the models used by the existing schools, rates for renting facilities are likely to be reasonable so all residents can hire out the facility.	
13	+	+	+	New schools will be spread out around the Thetford Urban Extension. As such, they will be in accessible locations and could be easily access by existing residents. New schools require travel plans - some elements could aid after school users in getting to the school in a sustainable mode of travel. Furthermore, using the models used by the existing schools, rates for renting facilities are likely to be reasonable so all residents can hire out the facility.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown					

Alternative Option 1: No Policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?	?	?	The effect of not having this policy is uncertain. This is because existing schools in Thetford allow their facilities to be hired out by the community at reasonable costs as it is a revenue stream for the school - not having the policy does not necessarily mean new schools will not hire out their facilities as it depends on the Governing Body. Having a policy makes the applicant who wishes to build any school aware of the Council's preferred approach.	There is provision in the TAAP for new community centres provided they meet some criteria to evidence their sustainability. There are other policies in the TAAP on transport and BREEAM standards.
2	?	?	?		
3	?	?	?		
4	0	0	0		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?		
13	?	?	?		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		
Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown					

TH35 part b - New Community Centres																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Certain criteria which proposals for new community centres should demonstrate in order to ensure sustainability.	-	+	+	0	0	0	0	0	+	0	0	+	+	0	0	0	0
Alternative Option 1: No policy.	?/-	?	?	0	0	0	0	0	?	0	0	?	?	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Certain criteria which proposals for new community centres should demonstrate in order to ensure sustainability.						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.	
1	-	-	-	If new stand alone facilities are required whose function cannot be met by using schools, such development is likely to be on greenfield land.		
2	+	+	+	One of the criteria is to ensure that any new community centre reduces burden on running costs by being energy and water efficient.	BREEAM - Water	
3	+	+	+	One of the criteria is to ensure that any new community centre reduces burden on running costs by being energy and water efficient. Community Centres, if needed, are required to be developed as part of the local centres/shopping parades which could benefit access by sustainable modes of travel.	BREEAM - energy and transport. Suite of transport measures in TAAP.	
4	0	0	0		BREEAM - waste	
5	0	0	0			
6	0	0	0		BREEAM - ecology	
7	0	0	0			
8	0	0	0			
9	+	+	+	There could be potential for such a facility to be used by health providers - one of the criteria allows for a suitable permanent usage of the building. Furthermore, community usages could benefit health and wellbeing - such as yoga classes.		
10	0	0	0			
11	0	0	0			
12	+	+	+	Any new community centres will be located at the local centre/shopping parades which will be spread out around the Thetford Urban Extension. As such, they will be in accessible locations and could be easily accessed by existing residents. Being at local centres could help residents travel by more sustainable modes of transport. Using the models used by the community centres, rates for renting facilities are likely to be reasonable so all residents can hire out the facility.		
13	+	+	+			
14	0	0	0			
15	0	0	0			
16	0	0	0			
17	0	0	0			

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	?/-	?/-	?/-	If new stand alone facilities are provided such development is likely to be on greenfield land.	
2	?	?	?	Water usage would rely on buildings regulations.	BREEAM water
3	?	?	?	Energy usage would rely on building regulations. Not specifying location could result in access by sustainable modes of travel being difficult.	BREEAM transport and energy
4	0	0	0		BREEAM - waste
5	0	0	0		
6	0	0	0		BREEAM - ecology
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?	Not specifying where such a use should be located might result in inappropriate location.	
13	?	?	?	Not promoting a permanent use of the facility and stating allowable usages, could result either in no permanent use or an inappropriate one.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

TH35 part c - Religious Buildings

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Requires new buildings to be located at the centres/shopping parades.	-	0	+	0	0	0	0	0	0	0	0	+	+	0	0	0	0
Alternative Option 1: No policy.	0	0	?	0	0	0	0	0	0	0	0	?	?	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Requires need to be proven and new buildings to be located at the centres

SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	-	-	-	If new stand alone facilities are required whose function cannot be met by using schools, such development is likely to be on greenfield land.	
2	0	0	0		BREEAM water

3	+	+	+	Religious Buildings are required to be developed as part of the local centres/shopping parades which could benefit access by sustainable modes of travel.	BREEAM energy and transport.
4	0	0	0		BREEAM Waste
5	0	0	0		
6	0	0	0		BREEAM ecology
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	+	+	+	Not specifying where such a use should be located might result in inappropriate location.	
13	+	+	+	Not specifying where such a use should be located might result in inappropriate location. The term 'Religious Buildings' is not faith specific.	
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		BREEAM water
3	?	?	?	Not specifying location could result in access by sustainable modes of travel being difficult.	BREEAM energy and transport
4	0	0	0		BREEAM waste
5	0	0	0		
6	0	0	0		BREEAM ecology
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	?	?	?	Not specifying where such a use should be located might result in inappropriate location.	
13	?	?	?	Not specifying where such a use should be located might result in inappropriate location.	
14	0	0	0		
15	0	0	0		

16	0	0	0	
17	0	0	0	

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH36 New Bring Recycling Centres

TH36 - New bring recycling centres																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Provision of bring recycling centres at Local Centres. As per draft final policy, but with some additions to emphasise the importance of managing these sites.	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0
Alternative Option 1: No Policy	0	0	?	?	0	0	0	0	0	0	0	0	0	0	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy: Provision of Bring Recycling Centres at Local Centres.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0		
2	0	0	0		
3	+	+	+	Diverting recyclables from landfill could ultimately reduce greenhouse gas emissions.	
4	+	+	++	Gives residents increased opportunity to recycle.	
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? unknown

Alternative Option 1: No Policy.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits.
1	0	0	0	The effect of a lack of policy is unknown. Bottle banks and the like could still be provided in the Thetford Urban Extension. The draft policy enshrines the provision in policy and emphasises the importance of management.	Rely on kerbside recycling.
2	0	0	0		
3	?	?	?		
4	?	?	?		
5	0	0	0		
6	0	0	0		
7	0	0	0		
8	0	0	0		
9	0	0	0		
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: ++ strong positive, + positive, 0 neutral, - negative, --strong negative, ? Unknown

TH37 Redevelopment Proposals in Existing Residential Areas

TH37 - Redevelopment proposals in Existing Residential Areas																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Supports proposals for redevelopment of the existing estates which meet certain criteria. As per the draft final policy, but with 3 additional criteria on flooding, shopping parades and co-ordination with other changes in the area.	+	+	+	0	+	0	+	?	+	+	+	0	?	+	0	0	0
Alternative Option 1: No policy.	?	?	?	0	0	0	?	?	?	?	?	0	?	?	0	0	0

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? unknown

Final Policy: Supports proposals which meet certain criteria.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits
1	+	+	+	Proposals would be on previously developed land.	

2	+	+	+	Positive as new build will have to meet TH16. Criteria on drainage and flooding.	Appropriate mitigation will be expected if required and assessed against Policies TH16, TH17 or TH24.
3	+	+	+	Policy refers to energy efficiency enhancements as part of development proposals.	Energy and transport policies of TH4, 5 and 14 will be applied. Tightening of building regulation re energy.
4	0	0	0		
5	+	+	+	Criteria on drainage and flooding is referred within policy.	Appropriate mitigation will be expected if required and assessed against TH16, TH17 or TH24.
6	0	0	0		
7	+	+	+	Policy requires that proposals contribute to a positive public realm, a positive and vibrant streetscape and exhibit high design standards	
8	?	?	?	Many of the estates are built near to, or on sites of unknown archaeology, due to their construction on sites known to be inhabited by various periods in history.	Liase with NCC Historic Environment Service.
9	+	+	+	Depends on scale of proposals - redevelopment for example could result in the provision of better standard of housing. Depending on the proposal, there could be improvements to the open space in the area. Policy has criteria on play equipment.	Policy requiring a Health Impact Assessment.
10	+	+	+	Some improvements could address areas where there is fear of crime - for example, dark allies. Policy refers to designing out crime.	Ensure Police ACLO involved in preparing plans.
11	+	+	+	Proposals could provide protection to areas of informal open space and also improve play provision.	
12	0	0	0		
13	?	?	?	Proposals and related improvements could go some way to improving the reputation of the estates.	
14	+	+	+	Proposals could result in an increase in housing on the estates and development of appropriate tenure based on housing need.	
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: + / + strong positive, + positive, 0 neutral, - negative, - / - strong negative, ? unknown

Alternative Option 1: No Policy						
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising the benefits	
1	?	?	?	Lack of policy does not necessarily mean that such improvements will not go ahead. By having a policy which stipulates certain criteria, there is a more positive effect on the SA objectives. The effect on the SA Objectives of having no policy is unknown.	Rely on Core Strategy and planning application negotiations.	
2	?	?	?			
3	?	?	?			
4	?	?	?			
5	0	0	0			
6	0	0	0			
7	?	?	?			

8	0	0	0		
9	?	?	?		
10	?	?	?		
11	?	?	?		
12	0	0	0		
13	?	?	?		
14	?	?	?		
15	0	0	0		
16	0	0	0		
17	0	0	0		

Key: + / + strong positive, + positive, 0 neutral, - negative, - / - strong negative, ? Unknown

TH38 Existing Employment Areas

TH38: Existing employment areas.																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Intensification of existing employment areas. Potential use of concept statements/spatial framework.	+	?	?/+	?	?/+	+/-	?/+	0	?	+	0	0	0	0	0	+	++
Alternative Option 1: No policy on existing employment estates. Potential for ad hoc changes.	0	0	?/-	0	?	+/-	?/-	0	?	0	0	0	0	0	0	?	?

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Final Policy - Intensification of existing employment areas. Potential use of concept statements/Spatial Framework Plans to promote change.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	+	+	+	Existing employment areas are on brownfield land.	
2	?	?	?	Effect is unknown as it depends on the end user.	Policy TH19 - Requirement that new build meets BREEAM standards. Policy TH16 specifies abstraction controls for water use in compliance with code level and building regulations.
3	?/+	?/+	?/+	There is embedded carbon in the development process. There could also be emissions as a result of the business activities, the scale of which depends on the end user. There are likely to be emissions as a result of employees getting to the site, although providing employment opportunities in Thetford could reduce resident's length of journeys. Concept statements/spatial framework plans could result in change which is positive to this objective.	Policy TH19 - Requirement that new build meets BREEAM standards - there are energy and transport sections. Transport section seeks modal shift to more sustainable modes of transport. The Council/Smarter Travel Thetford Team could work with the occupiers of the employment areas to look at ways of attaining modal shift. The REV ACTIVE team could be involved and help address energy consumption.
4	?	?	?	Effect is unknown as it depends on the end user.	Policy TH19 - Requirement that new build meets BREEAM standards. Policy TH36 details appropriate

					waste storage and means of collection. Whilst provided as part of the SUE, policy justification recognises upgrades necessary to Thetford household waste centre.
5	?/+	?/+	?/+	Existing employment land is not near any rivers to suffer from fluvial flooding. Intensification likely to be on brownfield land and not increase run off rates. Concept statements/spatial framework plan could result in change which is positive to this objective.	Plans could investigate if surface water is an issue and look at ways of addressing this. TH16 and TH24 specifically relate to SUD's and surface waster management.
6	+/-	+/-	+/-	It is common to find that some brownfield sites have significant biodiversity value as opposed to greenfield sites.	Provision are made under Policy CP10 of the adopted Core Strategy.
7	?/+	?/+	?/+	Concept statements/spatial framework plan could result in change which is positive to this objective.	Aim could be to improve image of existing employment estates.
8	0	0	0		
9	?	?	?		Policy TH19 - Requirement that new build meets BREEAM standards - there is a Health and Wellbeing section. The Council/Smarter Travel Thetford Team could work with the occupiers of the employment areas to look at ways of attaining modal shift.
10	+	+	+		New development offers the opportunity to design out crime.
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	+	+	+	Could result in more employment opportunities.	
17	+	+	++	Could provide units of appropriate size and scale to attract and meet the needs of different types of employment. Could improve image of the employment area.	

Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown

Alternative Option 1 - No policy on existing employment estates. Potential for ad hoc changes.					
SA Objective	Short Term	Medium Term	Long Term	Comments / uncertainties / risks	Mitigation Measures / maximising benefits.
1	0	0	0		
2	0	0	0		Policy TH19 - Requirement that new build meets BREEAM standards -there is a water section.
3	?/-	?/-	?/-	There are likely to be emissions as a result of employees getting to the site	Policy TH19 - Requirement that new build meets BREEAM standards - there are energy and transport sections. The Council/Smarter Travel Thetford Team could work with the occupiers of the employment areas to look at ways of attaining modal shift. The REV ACTIVE team could be involved and help address energy consumption.
4	0	0	0		Policy TH19 - Requirement that new build meets BREEAM standards -there is a waste section for both construction and end use.

5	?	?	?	If surface water is an issue for the existing employment estates, ad hoc changes might not result in the required improvements.	
6	+/-	+/-	+/-	It is common to find that some brownfield sites have significant biodiversity value as opposed to greenfield sites.	Provision are made under Policy CP10 of the adopted Core Strategy.
7	?/-	?/-	?/-	Ad hoc change might not result in an improved image.	
8	0	0	0		
9	?	?	?		Policy TH19 - Requirement that new build meets BREEAM standards - there is a Health and Wellbeing section.
10	0	0	0		
11	0	0	0		
12	0	0	0		
13	0	0	0		
14	0	0	0		
15	0	0	0		
16	?	?	?	No encouragement for change in a policy might result in ad hoc changes. Such changes could result in more employment.	
17	?	?	?	Absence of Concept statements/spatial framework plan might not result in the right change to encourage new businesses to these employment areas.	
<p>Key: ++ strong positive, + positive, 0 neutral, - negative, -- strong negative, ? Unknown</p>					

TH39 Thetford Settlement Boundary

Settlement Boundaries

E.14 The purpose of a settlement boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement.

Policy Context

E.15 There are no defined criteria on how to draw up settlement boundaries in National policy which can be used in the Local Development Framework. PPS1 suggests that new development must be located in places where everyone can access services by foot, cycle or public transport. PPS1 also promotes the protection of the wider countryside and landscape. In addition one of the Key Planning Objectives of the supplement to PPS1 on “Planning and Climate Change”, promotes development to be located in areas which reduce the need to travel by the private car. This point is reiterated in PPS3 “Housing”. PPS7 “Sustainable Development in Rural Areas” further supports these aims and states that development in open countryside, away from settlements should be strictly controlled.

E.16 Locally, the Breckland Adopted Core Strategy policies provide guidance for addressing Settlement Boundaries, for example Policy CP1 states that the growth of Thetford should be to the North East and inside the A11 and the Stone Curlew Buffer (CP10).

Sustainability Appraising Settlement Boundaries

E.17 In order to accommodate the level of growth that is required in Thetford, the extensions to the Settlement Boundary that are proposed will inevitably conflict with some SA Objectives. As such, a more descriptive approach to Sustainability Appraising Settlement Boundaries is taken and some tweaks to detailed decision making questions have been made.

	Sustainability Appraisal Objective	Context	Detailed settlement boundary appraisal question
1	Minimise the irreversible loss of undeveloped land and productive agricultural holdings.	In order to accommodate the level of growth that is required in Breckland there will inevitably need to be releases of greenfield land over the plan period – to 2026. Whilst this represents a conflict with this sustainability objective – it should be considered in context of: The constraints analysis for Thetford - this exercise involved identifying undevelopable areas and potentially constrained areas resulting in the best land allocation for the growth of Thetford. Core Strategy Policies - most of the policies in the Breckland Adopted Core Strategy have influenced the changes to the settlement boundary and the land allocation for the growth of Thetford. Emerging Thetford Policies - these are local responses to local issues which in the whole aim to make the growth and regeneration of Thetford as sustainable as possible.	Will amendments be in accordance with the Policies as set out within the Adopted Core Strategy and Development Control Policies and the constraints analysis for Thetford? (y=+, n=-) Will amendments result in development in unsustainable locations? (y=, n=+) Will amendments protect the best and most versatile agricultural land? (y=+, n=0)
2	Limit water consumption to the capacity of natural processes and storage systems.	Future housing and employment growth will make additional demands on water resources within the Town, therefore offering a conflict with this sustainability objective. However, this objective should be considered in context with supporting policies in the Core Strategy and other TAAP Policies.	Would it have the possibility to harm a protected aquifer? (y=, n=0)
3	Reduce contributions to climate change.	One of the key objectives of the supplement to PPS1 promotes development to be located in areas which reduce the need to travel by the private car. However, this objective should be considered in context with supporting policies in the Core Strategy and other TAAP Policies.	Is the amendment in an AQMA? (y=, n=0) Is the amendment within 800m walking distance to existing schools and shops (y=+, n=0)
4	Minimise waste production and support the recycling of waste.	It is unlikely that this objective will result in specific decisions at the spatial scale of settlement boundaries.	
5	To avoid, reduce and manage flood risk.	The district contains areas at risk from fluvial and other sources of flooding as identified in the SRFA or considered within flood zones. Development and/or release of land should be located to areas which are least at risk from the sources of flooding and long term effects of flooding as identified in the SRFA as a result of climate change, unless mitigation measures can be assured.	Does the amendment extend the settlement boundary into an area within an EA flood zone 2 or 3 as identified in the SFRA defined flood zone or EA flood outline? (y=, n=0) Does the amendment remove the settlement boundary from an area within an EA flood zone 2 or 3 as identified in the SFRA defined flood zone or EA flood outline? (y=+, n=0)
6	Protect, conserve, enhance and expand biodiversity and and promote and conserve geodiversity.	International, National and Local Policy advocate the comprehensive protection and enhancement of biodiversity and geodiversity – (CWS, SAC'S, LNR's, SSSI's, Ramsar sites, Ancient Woodlands, habitats identified in the UK and Norfolk BAP and local sites of geodiversity, SPA (including buffer zone), trees and hedgerows). Development and/or the release of land in areas which include these designations could have a detrimental impact and may be in conflict with this objective. Important, likely significant effects from development on qualifying features of the SPA have already been identified at the Core Strategy level (Policy CP10).	Will the change extend the settlement boundary into all or part of the designated site for SPA, SAC and Ramsar designations, HRA apply)? (y=, n=0) Will the change remove the settlement boundary from all or part of the designated site for SPA, SAC and Ramsar designations, HRA apply)? (y=+, n=0) Would an amendment or deletion involve the loss of trees and hedgerows? (y= -, n=0) Will it involve the loss of a Norfolk Biodiveristy Action Plan species and/or habit? (y= -, n=0) Would it lead to a loss of or damage to a designated geological site? (RIGS) (y= -, n=0)

	Sustainability Appraisal Objective	Context	Detailed settlement boundary appraisal question
7	Maintain, enhance and preserve the distinctiveness and diversity of landscape and townscape character.	Future housing and employment growth should have regard to natural and manmade features within the rural and urban landscapes and townscapes. Core Strategy and Development and Control Policies CP14, DC2 & DC16 seek to protect the form and character of a settlement from inappropriate proposals. There are also emerging Thetford specific policies on landscape.	Does the change extend the settlement boundary into a landscape that has moderate to high or high sensitivity to change as defined in the Breckland Settlement Fringe Landscape Assessment? (y=, n=0) Does the change remove the settlement boundary from a landscape that has moderate to high or high sensitivity to change as defined in the Breckland Settlement Fringe Landscape Assessment? (y=+, n=0) Will it damage the character of the landscape/townscape? (y=, n=0)
8	Conserve and where appropriate enhance the historic environment.	Development in an area of significant historic significance (Listed Buildings, Scheduled Monuments, Conservation Areas, Historic Park and Gardens), could be more damaging than if it were proposed in an area that was not. Therefore, it would be prudent to locate development or allocation of land to areas which have no, or limited historic value. Such areas could be excluded from Settlement Boundaries where appropriate.	Will it result in a loss of or damage to a listed building or damage to a setting of a listed building? (y=, n=0) Would it lead to a loss or damage to a historic park and garden or damage to the setting of a historic park and garden?(y=, n=0) Would it fail to preserve or enhance a conservation area or the setting of a conservation area? (y=, n=0) Would it lead to loss of or damage to a potential archaeological site? (y=, n=0) Does the change remove Scheduled Monuments from the Settlement Boundary? (y=, n=0) Does the change add Scheduled Monuments to the Settlement Boundary? (y=0, n=-)
9	Improve the health and well being of the population.	There are limited direct implications of this objective in relation to settlement boundaries. However, there will be opportunities to consider changes in relation to the impacts of activities harmful to health in accordance with Policy CP6 - Green Infrastructure. Additionally there will be scope for some changes to indirectly benefit health of residents where opportunities to access healthier lifestyles can be realised.	Is the amendment within an AQMA? (y=, n=0) Is the amendment within or adjacent to a Hazardous Installation Consultation Area? (y=, n=0) Will the amendment encourage walking, cycling or increase exercise opportunities? (y=, n=0)
10	Reduce and prevent crime, and reduce the fear of crime.	There are unlikely to be any implications of this objective at this spatial scale.	
11	Improve the quality and quantity of accessible open space.	There is a significant shortfall of open space within Thetford when compared to the NPFA 6 Acre standard.	Does the amendment protect open space? (y=+, n=-)
12	Improve the quality, range and accessibility of essential services and facilities.	Focusing balanced housing and employment growth in market towns with enhancement of their respective town centres will improve the quality, range and accessibility of services and facilities. The review of the TAAP will enable a consistent and and coherent re-assessment of the settlement boundary to reflect the existing form of the built environment.	Is the settlement boundary reasonably related to; high school primary school, doctor's surgery, convenience store, public house, post office? Will the SB amendment be proximate to regular (daily) public transport? Will an amendment to the settlement boundary increase the provision and protect local services?
13	Redress inequalities related to age, gender, disability, race, faith, location and income.	There are limited direct implications of this objective in relation to settlement boundaries.	
14	Ensure all groups have access to affordable, decent and appropriate housing	In order to accommodate the level of growth that is required in Thetford there will inevitably be the release of greenfield land over the plan period – till 2026. Extending the Settlement Boundary could result in more housing development which will need to meet the Core Strategy Policy on Affordable Housing. Conversely, change to the Settlement Boundaries in some parts would meet the requirements of the Core Strategy which protects various areas from development.	Would the amendment increase land allocation consistent with the Strategy and Core Policies contained within the Core Strategy? (y=+, n=0) Would amendment to the settlement boundary restrict the opportunity for affordable housing, conversion of buildings, gypsy or traveller site? (y=, n=0)

	Sustainability Appraisal Objective	Context	Detailed settlement boundary appraisal question
15	Increase the vitality and viability of existing town centres.	Sustainably located housing and employment growth should improve the vitality and viability of town centres.	Does the amendment restrict the ability of current or future residents accessing the Town Centre? (y=-, n=0)
16	Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	A balanced delivery of employment and housing will improve the ability of people to gain satisfying work. However, increasing development in isolated and/or service and facility deficient areas will be contrary to this policy. Additionally, amendments to the settlement boundary which result in the loss of employment sites will have a negative effect on this policy.	Does the amendment restrict the ability of current or future residents accessing employment areas? (y=-, n=0) Does the amendment restrict the ability of current or future residents accessing educational land use? (y=-, n=0) Does the amendment protect education institutions? (y=+, n=0)
17	Improve the efficiency, competitiveness and adaptability of the local economy	A balanced delivery of employment land will improve the competitiveness and adaptability of the local economy.	Does the amendment allow for the allocation of adequate employment land? (y=+, n=0)

Table E.3 Settlement Boundary Appraisal Questions

Appraisal

E.18 There are two appraisals. The first assesses the changes to the existing boundary excluding the Thetford Urban Extension. The second assesses the land allocation for the Thetford Urban Extension.

Amendments to the existing boundary excluding the Thetford Urban Extension.

E.19 At the same time as amending the Settlement Boundary to the north of Thetford, it was prudent to make amendments to other parts to address:

- i. Inconsistencies, where the settlement boundary needs to follow logical, defensible features on the ground;
- ii. Factual updating where development has occurred astride or outside of the settlement boundary;
- iii. The need to protect open areas, infrastructure, General Employment Areas, land to meet future education needs, impact/setting of Listed building and/or Conservation Areas, protection of the form and character and other areas which are unsuitable for intensification; and
- iv. The need to restrict development in areas of flood risk and environmental protection such as areas within the SPA consistent with policies within the Adopted Core Strategy

E.20 The following table appraises the changes.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: As per Draft Final TAAP settlement boundary but include Broom Covert.	+	0	0	0	+	+	+	+	0	0	+	0	0	0	0	0	0
Alternative Option 2: Amended settlement boundary as per Draft Final TAAP.	+	0	0	0	+	++	+	+	0	0	+	0	0	0	0	0	0
Alternative Option 1: Retain as per 1999 Local Plan	0	0	0	?	-	--	0	0	0	0	?/-	0	0	0	0	0	0
Additional Comments																	

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
<p>Amendments have the potential to protect some areas of undeveloped land. Some areas prone to flood risk have been removed from inside the Settlement Boundary. The Stone Curlew Buffer has also resulted in some changes. The full extent of the Gallows Hill Scheduled Monument has been excluded. Open space on the edge of Thetford has been removed from inside the Settlement Boundary. Academy south site is also removed from the settlement boundary.</p> <p>Summary</p> <p>The amended Settlement Boundary is more consistent with the Core Strategy Policies than the existing Settlement Boundary.</p>																	

Changes to reflect the Thetford Urban Extension.

E.21 The growth of Thetford is an accepted principal through the Adopted Core Strategy and Development Control Policies DPD. As such, the Settlement Boundary need to be changed to accommodate the growth. The following table assesses the proposed amendments. There are no alternatives assessed as the Draft Policy reflects the Constraint Analysis for Thetford.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Final Policy: Amended settlement boundary in Draft Final TAAP to run alongside A11 to the north of the town rather than excluding some junctions.	+	0	0	N/A	0	0	0	+	0	N/A	0	0	N/A	++	0	0	+
Alternative Options 1: Amended settlement boundary as per Draft Final TAAP.	+	0	0	N/A	0	0	0	+	0	N/A	0	0	N/A	++	0	0	+
<p>Additional Comments</p> <p>The amendment to include the growth of Thetford meets all the policies in the Core Strategy and reflects the Constraint Analysis for Thetford. The changes respect the setting of Kilverstone Hall and its curtilage buildings. The extension will allow for more dwellings and employment land.</p>																	

F Cumulative Effects

Submission Policy	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Land allocations	--	0	?	?	0	?/-	+	0	+	0	+	0	0	++	0	0	+
Housing Numbers	--	0	?	?	0	?	+	+	0	0	+	0	0	++	0	0	0
TH1 Presumption in Favour of Sustainable Development	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
TH 2 Approach to the Town Centre	+	0	+	0	+	0	+	?	+	?	+/?	+/?	+/?	+/?	+	0	++
TH 3 New retail development	+	0	+	0	?/-	0	?	0	0	0	0	+	0	0	++	++	++
TH 4 Transport - Achieving Modal Shift	0	0	++	0	0	0	0	0	++	0	0	+	+	0	+	+	?
TH 5 The impact of change on pedestrians, cyclists and buses	0	0	++	0	0	0	0	0	++	0	0	+	+	0	+	+	0
TH 6 Thetford Bus Interchange	+	0	++	0	?	0	?/+	+	?/+	+	0	+	0	0	+	0	0
TH 7 Thetford Railway Station	0	0	++	0	0	0	++	++	0	+	0	0	0	?	0	0	0
TH 8 Healthy Lifestyles	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
TH9 Monitoring and Management of Key Biodiversity Sites	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0
TH10 Allotments	+	0	++	++	0	0	?	0	+	0	0	0	+	0	0	0	0
TH 11 Joe Blunt's Lane	0	0	+	0	0	+	+	+	+	0	0	+	0	0	0	0	0
TH 12 The Thetford Loops	0	0	+	0	?	0	?/+	?/+	++	0	?/+	?	?	0	+	0	0
TH 13 Indoor Sports Facilities	+	0	?	0	0	0	0	0	++	0	0	++	++	0	0	0	0
TH 14 Energy and Carbon - TAAP wide part a: FEES	0	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0
TH 14 Energy and Carbon - TAAP wide part b: carbon offsetting	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0
TH 15 ESCo/MUSCo	0	0	+	0	0	0	0	0	0	0	0	0	?/+	0	0	0	?/+
TH 16 Water and Drainage part a: Water resources TAAP wide	0	+	0	0	0	+	0	0	0	0	0	0	0	?/+	0	?/+	0
TH 16 Water and Drainage part b: water efficiency TAAP wide	0	++	0	0	?/+	+	0	0	0	0	0	0	?	+	0	0	0
TH 16 Water and Drainage part c: Site drainage TAAP wide	0	+	?	0	+	0	0	0	+	0	0	0	0	0	0	0	0
TH 17 Development in Flood Zones	0	0	?	0	++	0	0	0	+	0	0	0	0	0	?	0	0
TH 18 Archaeology part a: Area of Main Archaeological Interest	0	0	0	0	0	0	?	++	0	0	0	0	0	0	?	0	0
TH 18 Archaeology part b: Investigation Required in Other Locations of Archaeological Interest	0	0	0	0	0	0	?	++	0	0	0	0	0	0	?	0	0
TH 19 Sustainable Construction Standards for Non-Residential Development	0	+	++	+	0	?/+	0	0	+	0	0	0	0	0	0	0	?/+
TH 20 Thetford Urban Extension Strategic Design Principles.	0	+	+	0	+	++	+	+	+	+	0	+	0	0	0	0	0
TH 21 Locally distinctive features of the landscape	+	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0
TH 22 Gallows Hill Scheduled Monument (SM)	+	0	0	0	0	++	++	++	0	0	+	0	0	0	0	0	0
TH 23 Existing Buildings in the Thetford Urban extension	0	0	0	+	0	+	+	+	0	0	0	0	0	0	0	0	0
TH 24 Surface Water Management	0	?/+	0	0	++	+	+	0	+	0	+	0	0	0	0	0	0
TH 25 Walking and Cycling	0	0	++	0	0	0	0	0	++	0	0	+	+	0	?	+	?
TH 26 Buses part a services	0	0	++	0	0	0	0	0	0	0	0	+	+	0	+	+	?

Adopted Sustainability Appraisal Report for the Thetford Area Action Plan

Submission Policy	SA Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TH 26 Buses part b routes	0	0	++	0	0	0	0	0	0	0	0	++	?/+	0	+	+	0
TH 26 Buses part c new bridge over the railway	0	0	++	0	0	0	?/+	0	+	0	0	++	?/+	0	+	+	0
TH 26 Buses part d design principles	0	0	++	0	0	0	0	0	0	0	0	++	?	0	+	+	0
TH 26 Buses part e funding	0	0	++	0	0	0	0	0	0	0	0	++	?	0	+	+	0
TH 27 A new railway station in the Urban Extension	-	0	++	0	0	0	0	0	0	0	0	?	?	?	?	?	?
TH 28 Changes to the A11 Trunk Road part a: delivery of upgraded junctions	?/-	0	?/-	0	?/-	?/-	?/-	0	0	0	0	0	0	?/+	0	0	?/+
TH 28 Changes to the A11 Trunk Road part b: junction standards	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
TH 28 Changes to the A11 Trunk Road part c: A11 lighting	0	0	+	0	0	+	+	0	0	0	0	0	0	0	0	0	0
TH 29 Improvements to the local road network	0	0	?	0	?/-	?/-	?	?	0	0	0	0	0	?/+	0	0	?/+
TH 30 New Employment Land part a: amount of employment land a location	--	?	?	?	?	?/-	+	?	0	0	0	0	0	0	0	++	++
TH30 New Employment Land part b: layout and design principles	0	0	+	+	0	?	+	0	+	?	0	0	+	0	0	+	0
TH 31 New Local Centre in the Urban Extension	-	0	+	0	0	0	0	0	?	0	0	+	+	0	?/-	+	0
TH 32 Connecting to a Decentralised Energy Supply	?	?	?/++	?	0	0	0	0	0	0	0	0	0	0	0	0	0
TH 33 Education Provision in the Thetford Urban Extension	-	0	+	0	0	?	?	0	+	0	?	++	+	0	0	++	+
TH 34 New Health Facilities in the Urban Extension	-	0	+	0	0	?	?	0	++	0	0	++	?	0	0	0	0
TH 35 Community Buildings Policy part a: shared facilities	+	+	?/+	0	0	0	0	0	+	0	0	+	+	0	0	0	0
TH 35 Community Buildings Policy part b: New community centres	-	+	+	0	0	0	0	0	+	0	0	+	+	0	0	0	0
TH 35 Community Buildings Policy part c: religious buildings	-	0	+	0	0	0	0	0	0	0	0	+	+	0	0	0	0
TH 36 New Bring Recycling Centres	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0
TH 37 Redevelopment proposals in Existing Residential Areas	+	+	+	0	+	0	+	0	+	+	+	0	?	+	0	0	0
TH 38 Existing Employment Areas	+	?	?/+	?	?/+	0	?/+	0	?	+	0	0	0	0	0	+	++
TH 39 Settlement Boundary - excluding the Urban extension	+	0	0	0	+	+	+	+	0	0	+	0	0	0	0	0	0
TH39 Settlement Boundary - Urban Extension	+	0	0	N/A	0	0	0	+	0	N/A	0	0	N/A	++	0	0	+
Cumulative Effect	?	+	++	+	+	+	+	+	++	+	+	+	+	+	+	+	+

G Consultation

G.1 This Sustainability Appraisal is based on the Scoping Report which was consulted on in May 2008. The table below summarises the responses to that consultation, by whom and also the Thetford Growth Point Team's response.

Comment made by	Comment	Response
Natural England	<p>Table 2.1 Baseline indicators that require action: this includes numbers of nightjar & stone-curlew, but should also include woodlark, as they are a feature of the SPA.</p> <p>Appendix 1 Environmental baseline: the target for the number of nightjar (page 68) is set for 2003</p> <p>Table 4.1 Site sustainability appraisal framework: Detailed site specific appraisal questions for 6. Biodiversity should include SSSIs in the designated sites considered; BAP species should be included as well as BAP habitats.</p> <p>The report covers the period to 2026, but targets for biodiversity only cover the period to 2010.</p>	<p>Noted and Woodlark added.</p> <p>Target data taken from the Norfolk BAP website. Various years are quoted.</p> <p>Noted and added.</p> <p>Target data taken from the Norfolk BAP website. Various years are quoted.</p>
Norfolk County Council	<p>2.80 - Question whether Thetford and Swaffham really do fall within Norwich's catchment. Partially possibly, but King's Lynn probably caters more for Swaffham and Thetford is almost as close to Cambridge influence</p> <p>2.81 - Contradictory statement ... manufacturing accounting for nearly 50% of employment in Thetford. In common with the rest of Norfolk, most people in Breckland work in the retail (25%), distribution and catering (23.3%) sectors. The two sentences should pay regard to each other.</p> <p>2.98 - Consider swapping with 2.97 and include Little Ouse - they both flow into Thetford, but strictly only the Little Ouse flows through it because it is the only river to come out the other side!</p>	<p>Theford is equidistant between Cambridge and Thetford with regular public transport services to both. No action required.</p> <p>Noted. No Action required.</p> <p>Noted. No action required.</p>
Environment Agency	<p>We would, however, advise that the text be amended on page 44 as follows. Under the SEA/SA Topic of "Climate Change, Air and Pollution" the 'possible options to address issue/problem in DPD' should read "Avoid allocating inappropriate development in areas at risk from flooding". This is because it may be acceptable to allocate some types of development in areas at risk of flooding (in accordance with Table D3 of PPS25).</p>	<p>Noted. Wording in this SA different to Scoping Report. No action required.</p>
English Heritage	<p>An additional data source to report on the Objective 'To avoid, reduce and manage flood risk' (page 65) could be obtained from the Environment Agency. We undertake annual monitoring, which is linked to the Government's High Level Targets. As a result we can monitor the planning applications approved against our advice (or our objection) on flood risk grounds.</p> <p>The summary of Thetford's Cultural Heritage and Landscape in paragraphs 2.103 to 2.105 is rather brief and does not reflect the town's complex history. It is hoped that this part of the Sustainability Appraisal can be expanded as work on the Area Action Plan progresses, particularly as historic environment studies are due to be carried out in connection with Thetford's Growth Point status.</p> <p>Under the "Loss of Historical Assets" problem, we welcome the possible options to address the issue/problem, particularly reference to a full analysis of the asset's character. We would also like to see reference to allocations respecting the character and setting of these assets (following the wording used for Thetford on page 50).</p>	<p>Noted and included.</p> <p>Noted. Theme for Thetford reflects Historic Past. Studies referred to have now been completed and are evidence base. No action required.</p> <p>Noted. Theme for Thetford reflects Historic Past.</p> <p>Core Strategy Policy DC16 refers to Design and how proposals should preserve or enhance the existing character of an area.</p> <p>No action required.</p>

Comment made by	Comment	Response
	<p>The wording used in the final Sustainability Problem overlaps with the wording of the first problem: i.e. the "erosion of quality and distinctiveness" is similar to the "loss of historical assets". The two are interdependent problems, focusing on harm to the existing built/historic environment. The wording used in the origins and possible options boxes (which we endorse), largely refers to new development and design quality issues. Therefore, we feel that the problem wording should be modified to read "The Need for Good Quality Design" or something similar, to balance this issue with the first.</p> <p>We would suggest an additional issue/problem for Thetford to ensure good quality design within the town. This would replicate the third issue used in Table 4.1 and help to promote new development that respects its context and complies with good design guidance.</p>	<p>Noted and changed.</p>
	<p>English Heritage are about to launch "Heritage at Risk" as a new initiative to cover all historic environment features "at risk" (e.g. historic parks & gardens; conservation areas; all scheduled monuments etc). An indicator could be developed around this aspect.</p> <p>In relation to measuring good quality design, CABE have a set of Building for Life indicators, which assess the impact of new development and how it relates to its context (see www.buildingforlife.org for more details). Again this could be adapted for Breckland's purposes.</p> <p>An indicator could be developed to assess the number of planning permissions granted contrary to English Heritage and/or officer advice on historic environment grounds.</p> <p>The Countryside Quality Counts data (available at www.cqc.org.uk) provides useful (if somewhat dated) information on landscape indicators that could be utilised and evolved to measure impacts on landscape character.</p>	<p>Core Strategy Policy DC16 refers to Design and how proposals should preserve or enhance the existing character of an area. No action required.</p> <p>Further discussion with Historic Buildings Team and English Heritage concluded that the indicator relating to development against expert advice will suffice. No further action required.</p> <p>Building for Life included as an indicator.</p>
	<p>An indicator could be developed to assess the number of planning permissions granted contrary to English Heritage and/or officer advice on historic environment grounds.</p> <p>The Countryside Quality Counts data (available at www.cqc.org.uk) provides useful (if somewhat dated) information on landscape indicators that could be utilised and evolved to measure impacts on landscape character.</p> <p>An indicator to measure the production of conservation area character appraisals and management plans and the implementation of proposals from the management plans. These documents help to analysis the character of conservation areas and inform development proposals.</p> <p>The headline indicator for SA Objective 8 (historic environment) is somewhat limited, and needs to be broadened to include heritage at risk.</p>	<p>Noted and included.</p> <p>Further discussions with English Nature concluded that this is not suitable for the Thetford Area Action Plan. No further action required.</p> <p>Further discussions with Historic Buildings Team concluded that these will not be done in the District. No further action required.</p> <p>It was felt that the Objectives were adequate as they are and did not warrant a further 6 week consultation period which was deemed necessary if changed. Note also that the Historic Environment is a theme that runs all the way through the Thetford Area Action Plan. No further action required.</p>
	<p>A headline indicator is needed for SA Objective 7 (character) and this could be based on the Building for Life criteria and/or Countryside Quality Counts data.</p> <p>The detailed questions are useful, but need some amendments/additions. Under SA Objective 7, the second detailed question should read "landscape and townscape".</p> <p>Under SA Objective 8, the first detailed question should read "Will it result in a loss of or damage to a listed building or damage to a setting of a listed building". The second question should read "Would it lead to a loss or damage to a historic park and garden or damage to the setting of a historic park and garden?", whilst the fourth question should include "...and damage to the setting of a scheduled ancient monument" to comply with PPGs 15 and 16. The third detailed question on conservation areas is too simplistic and needs to be worded in a similar fashion to the other historic assets e.g. "Would it fail to preserve or enhance a conservation area or the setting of a conservation area?"</p> <p>The Literature Review in Appendix 2 needs to include:</p>	<p>Noted, see above.</p> <p>Noted and changed.</p> <p>Noted and changed.</p>
		<p>Noted and included.</p>

Comment made by	Comment	Response
	<p>The European Union Landscape Convention under the International section.</p> <p>Relevant English Heritage guidance documents under the National section.</p> <p>Conservation Area Character Appraisals under the District section.</p>	<p>Regarding the Conservation Areas Character Appraisals, further discussions with Historic Buildings Team concluded that these will not be done in the District.</p>

Table G.1 Comments received at the scoping report stage.

G.2 The following comments were made at the Preferred Options Stage.

Comment made by	Comment	Response
English Heritage	<p>We welcome the changes that have been made to the SA Framework in relation to SA Objective 8 in terms of detailed questions on listed buildings and historic parks & gardens. This follows on from our response to the SA Scoping Report in May 2008. However, the changes we recommended in relation to detailed questions for conservation areas and scheduled monuments have not been implemented, despite the statement in Appendix F (page 153) that all of our recommendations have been carried out. We would appreciate if the detailed questions for conservation areas and scheduled monuments could be amended in line with our previous comments.</p>	<p>Noted and changed.</p>
English Heritage	<p>Within the Evaluation of Effects section, it should be noted that regeneration efforts could result in positive benefits for the historic environment, and not just negative impacts as described on page 40 alongside the "development pressures damage the character of the historic environment" potential effect.</p>	<p>This is expressed in the following line of the table. No further action.</p>
English Heritage	<p>In the Literature Review (Appendix B), we welcome the inclusion of the European Landscape Convention (ELC), and the two historic environment studies being undertaken to support the AAP. With regards to these studies, it is not clear how they are being used to inform the content and direction of the AAP, and there may be need for a meeting between Breckland Council, Norfolk County Council's Historic Environment Service and English Heritage to discuss the findings and their implications. It should be noted that both the ELC and the Thetford Green Infrastructure Study have implications for the Historic Environment issues as well as Townscape and Landscape issues.</p>	<p>See Archaeology policy. No further action.</p>
English Heritage	<p>With regards to the compatibility of plan objectives against SA objectives (Appendix C), we would argue that there is a relationship between plan objectives SO1, SO2, SO4, SO5 & SO8 and SA Objective 8.</p>	<p>Noted and changed.</p>
English Heritage	<p>In terms of the appraisal of policy and site allocation options (Appendix D), we would argue that there is a negative relationship between Proposed Land Allocation Alternative Option 2 (development north of A11) and SA Objective 8, given the historic landscape and townscape impacts identified for SA Objective 7.</p>	<p>Noted and changed.</p>
English Heritage	<p>"In terms of cumulative effects (Appendix E), we would argue that there is a positive relationship between Policy TH1 and SA Objective 7 given that policy's focus on the historic environment (which includes landscape and townscape), whilst there will be a relationship between Policy TH2 and SA Objective 8 (probably uncertain). The relationship between Policy TH3 and SA Objectives 7 & 8 is probably both positive and uncertain, based on our concerns with the current wording. There is a relationship between the Land Allocations and SA Objective 8, especially as SA Objective 7 is shown as positive for historic environment reasons amongst others. There is definitely a relationship between Policy TH16 and SA Objective 8, given the archaeological issues, whilst there is a positive relationship between Policy TH17 and SA Objective 8 given the proposed inclusion of an historic environment contribution. Changes to Appendix D will be required too, based on the above paragraph."</p>	<p>Noted. Policies have changed a lot since the Preferred Options version, so this table will be refreshed accordingly.</p>
RSPB	<p>P. 47 No. 6 is there any reason why there is no explicit reference to the SPA? Especially as it is listed in section 11.</p>	<p>Noted and changed.</p>
Norfolk Geodiversity Partnership	<p>The basic scoping document fails to address geodiversity, leading to the SA also being inadequate.</p>	<p>SA objective 6 now includes Geodiversity.</p>

Comment made by	Comment	Response
Norfolk Geodiversity Partnership	The word geology is mentioned three times in this report. There are no references to or descriptions of Breckland's actual geology and there are no policies on geodiversity.	Recent geodiversity documents assessed in Literature Review.
Norfolk Geodiversity Partnership	10.2 The word geology is included twice within a purely descriptive paragraph on Natural Areas. There is nothing specific to Breckland's geology.	
Norfolk Geodiversity Partnership	11.1 Contains a single mention of geology when alluding to building materials.	Noted.
Norfolk Geodiversity Partnership	In contrast, Biodiversity is referred to 47 times and includes policies on protection and enhancement. Given that PPS9 gives equal weight to biodiversity and geodiversity, this document is inadequate as the basis for any future geodiversity SA tests	SA objective 6 now includes Geodiversity. Recent geodiversity documents assessed in Literature Review.
Norfolk Geodiversity Partnership	Whilst objectives dealing with geodiversity have been correctly placed alongside biodiversity in the main Thetford document (see above comment on Thetford SO8), they are misplaced within the SA, where the only substantive reference to geodiversity occurs under the heading Historic environment. (Historic implies a period within the last two thousand years or so when writing was around – not the geological time scale.)	Section improved.
Norfolk Geodiversity Partnership	As a consequence of the Scoping Report being deficient on geodiversity policies, the Sustainability Appraisal is also deficient on geodiversity policies and the only reference is misplaced.	SA objective 6 now includes Geodiversity. Recent geodiversity documents assessed in Literature Review.
Norfolk Geodiversity Partnership	RIGS (Regionally Important Geological and Geomorphological Sites) are mentioned within this SA Framework, but under the heading of SA Objective 8 - Conserve and where appropriate enhance the historic environment.	Section changed and improved.
Norfolk Geodiversity Partnership	This has led to the absurd position found in the matrix C (plan objectives set against SA objectives) where SO8 is tested against SA8 and no + or x is registered. i.e. the protection of geodiversity is more robust within the main Thetford document than within the SA which ought to test it.	Noted and changed.
Norfolk Geodiversity Partnership	We consider the proposed SA to be inadequate as a method of demonstrating that geodiversity has been adequately covered within the main Thetford document and request that this be remedied before this document goes to the next stage.	SA objective 6 now includes Geodiversity. Recent geodiversity documents assessed in Literature Review.

Table G.2 Comments received at the Preferred Options stage.

G.3 Comment received as a result of consultation with Natural England regarding the change to SA Objective 6 to include Geodiversity: *'Thanks – yes, I confirm that Natural England is content with your proposed amendment'*.

G.4 The following comments were made at the Draft Final Stage.

Comment made by	Comment	Response
Norfolk County Council.	However, with regard the Sustainability Appraisal, NL.A should be updated to Historic Environment Service.	Agreed

Comment made by	Comment	Response
Natural England.	In general, we agree with the assessment presented in the Sustainability Appraisal Report (SA). However, there are two areas where we believe the Sustainability Appraisal does not reflect the TAAP, and consequently presents the TAAP as scoring lower than it does in reality. The SA should include an assessment of the impact of the TAAP on biodiversity in general, rather than just biodiversity occurring on designated sites. For example, the TAAP (paragraph 7.10) identifies the area to the north of the A11 as important for <i>Ophonus laticollis</i> as one of the reasons for excluding this area from the TAAP. We consider this a positive move in conserving biodiversity, and the SA should reflect this. Similarly, the TAAP makes provision for walking/cycling facilities and Green Infrastructure. These have health and well-being benefits in themselves, in addition to providing alternative access to health care facilities, and we believe the SA could better reflect this.	Agreed

Table G.3 Comments received at the Draft Final stage.

H Changes Following Proposed Submission

H.1 Following the Publication period, the following changes have been made to the Sustainability Appraisal:

- In 5 'Developing and Appraising Options', 3 more alternative options were added to the table; Concept Statements, Trident Business Park and Sports Fields at Gallows Hill.
 - In C 'Literature Review', the following documents have been added and reviewed:
 - Mineral Policy Statement 1 (CLG 2006)
 - Core Strategy and Minerals and Waste Development Management Policies DPD (NCC, 2011)
 - 2004 Minerals Local Plan (to be superseded by Core Strategy). (Norfolk County Council 2004)
 - Norfolk Waste Local Plan (Norfolk County Council, December 2000)
 - Norfolk Minerals and Waste Development Framework Waste Site Specific Allocations Development Plan Document: Revised Further Issues and Options (NCC, May 2011)
 - Norfolk Minerals and Waste Development Framework Minerals Site Specific Allocations Development Plan Document: Revised Further Issues and Options (Norfolk County Council, May 2011).
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I How the TAAP has responded to the SA recommendations

I.1 This section shows how the SA has improved the TAAP.

TAAP Section	What the SA said	Changes made to the TAAP
TH2 - Approach to the Town Centre	Refer to the Historic Environment	Bullet point H in the policy refers to the historic environment.
TH6 - Thetford Bus Interchange	Clear pedestrian links to and from the bus station could be useful.	The new Bus Interchange is a destination on the Walking and Cycling Network. The last paragraph of TH6 refers to access.
TH7: Thetford Railway Station	Cycle parking could be improved. Improved walking and cycling routes to the station.	The Railway Station is a destination on the Walking and Cycling Network. TH7 (a) (v) refers to connections. TH7 (a) (vii) refers to cycle parking.
TH10: Allotments	Ensure there are good walking and cycling links to the allotments. Ensure allotments are appropriately landscaped.	TH10 (b) (iv) refers to access by foot and cycle. TH10 (b) (vi) requires allotments to be linked to a network of open spaces.
TH11: Joe Blunt's Lane	The lane is currently a footpath so needs legal change to allowing cycling.	Last sentence of policy refers to this.
TH12: Thetford Loops	Design of Loops could reduce surface run off. As the Loops are planned in detail, consider Beneficial knock of effects to historic environment, landscape and townscape	11.38 refers generally to design in terms of maintenance, information boards etc.
TH16: Water and Drainage, part a Water Resources.	Check ecological impacts of water abstraction.	First paragraph refers to ecological impacts of water abstraction.
TH16: Water and Drainage, part b Water Efficiency.	Potential for retrofitting water devices to the rest of the town.	Has not informed the TAAP directly, but could be implemented through MTF, Breckland Council or other partner organisations - for example the BRECOHOUSE project funded by MTF seeks to promote efficiency measures.
TH17: Development in Flood Zones	Refer to Environment Agency website.	Environment Agency mentioned in policy and supporting text as well as supporting Appendix.
TH20: Thetford Urban Extension Strategic Design Principles.	Address existing buildings in the urban extension.	Policy TH23: Existing Buildings in the Thetford Urban Extension.
TH24: Surface Water Management	Ensure any surface water management measures can be used as open space.	Policy emphasises multi-functionality of such features.
TH25: Walking and Cycling	The route in the Urban Extension must fit in with the Loops and the town-wide walking and cycling network. Must include facilities and services as destinations.	Requirements referred to in the policy.
TH26: Buses	Ensure new services are affordable and destinations are facilities and services. Fuel efficient buses. Retrofit similar standards to the existing town.	Policy requires fares to be affordable to ensure they are attractive when compared to single occupancy car use. Policy discusses employment areas and town centres as destinations as well as referring to facilities and destinations.

TAAP Section	What the SA said	Changes made to the TAAP
		<p>Whilst not referring to fuel efficient buses directly, it does require the package to be agreed with the local highways authority.</p> <p>Retrofitting similar stands to the rest of the town is covered in TH4 to some extent as well as highlighted in the Commitments Paper that accompanies the TAAP.</p>
TH27: A New Railway Station in the Urban Extension	Investigate if there is potential for the train to be used for journey between the proposed new and existing station.	22.21 emphasises that more detailed work is needed on this issue. The policy itself seeks to set land aside for the future and this issue is too detailed for the TAAP.
TH28: Changes to the A11 Trunk Road.	Consider surface water. Consider using the central part of the roundabout to aid biodiversity. Address lighting on the A11.	Mentioned in part B and C of the policy.
TH29: Improvements to the Local Road Network.	Consider surface water and biodiversity. Protect existing landscape features. Emphasise protecting SMS.	22.39 refers to these issues.
TH30: New Employment	Efficient use of land. Consider biodiversity. Design out crime.	These issues addressed in final bullet points of policy.
TH31: New Local Centre(s) in the Urban Extension.	Ensure centre accessible by walking and cycling. Ensure adequate cycle parking.	Walking and cycling referred to in the policy. DC19 of the Core Strategy refers to cycle parking.
TH38: Existing Employment Areas	Involvement of REVACTIVE. Consider Surface Water. Aim to improve reputation.	These issues referred to in the policy or supporting text.

Table I.1 Table highlighting the improvements to the TAAP as a result of the SA.