

Consultation

How to Respond

Soundness comments on the Sustainability Appraisal for the Breckland Local Plan Pre-Submission Publication document are invited between **21st August and 4pm on 2nd October**

All comments must be made on the specified form. If you would like to send us your views on the Pre-Submission publication sustainability appraisal, you can do so using one of the following methods:

- Online on the Breckland Council Local Plan website: <http://consult.breckland.gov.uk/portal>
- Email to: planningpolicyteam@breckland.gov.uk
- By post to: Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Hard copies of the consultation documents are available for viewing at the Breckland Council offices in Dereham and Thetford, local libraries and presence offices.

If you have any questions regarding any of the issues raised in this document, please contact the Planning Policy Team on 01362 656 873.

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

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1 Non-Technical Summary

Introduction

1.1 The following non-technical summary is available as part of the Sustainability Appraisal (SA) Report and as a standalone document. It informs consultees and the public about the process of Sustainability Appraisal in Plain English, avoiding the use of technical terms. The production of a non-technical summary is a requirement of the EU Directive known as the 'SEA Directive'.

1.2 This non-technical summary relates to the SA Report, which has been prepared by the Breckland District Council (the District), and represents a SA to support the Breckland Local Plan.

Local Plan

1.3 In accordance with the Localism Act, the National Planning Policy Framework (NPPF), the Development Plan Regulations and as part of Breckland District Council's statutory duty it is preparing a Local Plan to guide future development across the District over the plan period to 2036. When adopted the Local Plan will:

- Set the settlement hierarchy for the District;
- allocate Housing, Employment, Retail and Open Space;
- provide area strategies for the District;
- set the approach to the Environment, Economy, Infrastructure and the Community; and
- provide detailed Development Management Policies.

1.4 National planning policy requires that Local Authorities should consider the inter-relationships between social, economic and environmental considerations. Therefore, Local Authorities should seek to support sustainable development through their Local Plans. The process of plan making has always relied on the choices between different options for the development and use of land through the planning system.

Sustainability Appraisal

1.5 The requirement to produce a Sustainability Appraisal Report (incorporating the requirements of Strategic Environmental Assessment) for the emerging Local Plan is a legal requirement under the Planning and Compulsory Purchase Act (2004) which seeks to ensure that the decision-making process takes into account the key objectives of sustainable development. These are:

- Social progress which meets the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

1.6 Sustainability appraisal is a systematic process, and its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Sustainability Appraisal is iterative which is a mandatory requirement of Local Plan preparation, and helps to ensure that sustainable development is treated in an integrated way at each step in the preparation of the Breckland Local Plan.

Character of the District

1.7 Spanning over 500 square miles Breckland is a geographically large rural District located in the heart of Norfolk. The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets and is represented through 112 town and parish councils, and the District Council. The size and spread of the district

has a major impact on service delivery and presents significant challenges for the organisations that are delivering both community and economic support in the area in terms of access and engagement. Much of the area is rural, given over to agriculture, with the second major land usage being open space and heathland ('the Brecks').

1.8 The population is set to grow from the current 138,233 to 153,313 by 2036 (ONS Sub-national population projections 2012-2037). Breckland has a low population density with less than one person per hectare compared with an average for England and Wales of 3.4 people.

Key Sustainability Issues and Appraisal Objectives

1.9 A Scoping Report (2013) was required as part of the SA process which involved setting the context for the appraisal by considering environmental, social and economic baseline information, and relevant plans and programmes. These were refined in the interim SA Report (2014) and this included the identified key sustainability issues and characteristics and outlined the SA framework, which will be used in appraising the Local Plan. The SA framework consists of 19 objectives that aim to meet the key social, environmental and economic issues for the District. These key issues, characteristics and SA objectives are group under sustainability topics and listed below.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
Land, water and Soil Resources	Limited stock of brownfield land (in the long term) means new development will inevitably result in the loss of agricultural land.	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.
	The principle is to direct development to the built up areas as the most sustainable locations. It is acknowledged in the Core Strategy that the need to identify sufficient deliverable and developable sites to meet current (and any new housing) requirements will result in the need to identify greenfield sites.	
	There may be conflicts between the priority to make the best use of brownfield land and the sustainability aim to ensure that soils in the built environment are able to fulfil various functions.	
	There will be a need to avoid development on, and otherwise minimise the impacts on, areas of nationally and locally important landscape and countryside designations.	
	High rates of development on previously developed land in future years may incrementally alter the character and quality of life in built up areas as well as increasing concerns about congestion and pressure on existing infrastructure.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.
	Need to protect groundwater resources and aquifers.	
	New developments will make additional demands on water supply (for homes and industry etc) in an area where capacity of natural systems is limited.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
	Much of Breckland is open countryside so new development could alter the natural drainage patterns.	

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
Climate change and air pollution	Need to reduce waste and manage remaining waste in a sustainable manner.	4. Minimise the production of waste and support the recycling of waste.
	Promote the usage of renewable energy and reduce contributions to climate change.	5. Reduce contributions to climate change and localised air pollution.
	Breckland is a rural District with a wide geographical dispersal of housing, in some cases contributing to high levels of commuting. The lack of public transport in remote areas increases dependency on the use of the private car resulting in high levels of ownership and usage.	
	There will need to be a consideration of the location of development away from areas which may have emerging air quality issue; and which may also be susceptible to atmospheric pollution (SSSI's, SAC, SPA).	
	Traffic congestion is an increasing issue in parts of Breckland and it is unlikely that there will be significant public funding available for new roads.	
	Long term implications of climate change at a local level remain uncertain, but hotter drier summers, wetter winters and increased incidences of flooding and extreme weather events, are expected. Plans and strategies will need to have regard to this and especially the need to mitigate any impacts locally.	6. To adapt to climate change and avoid, reduce and manage flood risk.
Biodiversity	The quality and diversity of habitats in the District should continue to be protected and the quality of habitats should be improved, where possible, to increase biodiversity. This needs to be balanced with the needs of leisure and recreation and development requirements and with the vulnerability of important areas of biodiversity.	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.
	Protect and enhance areas covered by National and International designations.	
	The Brecks, from which Breckland takes its name is a unique, nationally protected landscape and the contains approximately one fifth of the East of England's SSSI's. This coupled with the predominantly rural nature of the District means that development may result in the loss or deterioration of local habitats, wildlife sites and Protected species.	8. Protect, enhance and increase Green Infrastructure in the District.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
Cultural heritage and landscape	Uncontrolled or sympathetic development could harm local landscape and settlement character.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.
	Actively promote the character and distinctiveness of the Conservation Areas.	
	Reduce possible impacts on the environment and character of Breckland whilst allocating sufficient land to provide for housing requirements.	
	Ensure the protection and enhancement of heritage assets through appropriate design and scale of new development.	10. Conserve and where appropriate enhance the historic environment.
	Conservation designations and priorities may constrain development that would otherwise have sustainability benefits. Need to strike a balance between intensification of previously developed land and the need to safeguard the historic environment.	
Population and human health	Breckland's population is relatively healthy. However there is a national trend towards a more elderly population and also towards more sedentary lifestyles. These have implications for making provision for the health and well-being of the District's population now and in the future.	11. Improve the health and well being of the population.
	No key issues that relate to sustainability	12. Reduce and prevent crime
	Much of the area is rural, given over to agriculture, with the second major land usage being open space and heathland ('the Brecks').	13. Improve the quality and quantity of publicly accessible open space.
Inclusive communities	Increase in the population of the area will increase the demand for facilities. Against a back drop of an ageing population, this may include a significant degree of special needs access facilities and community transport schemes.	14. Improve the quality, range and accessibility of essential services and facilities.
	Rural locations can make it difficult to justify the business case for regular transport connections to major shopping, employment, entertainment and health facilities.	
	Encourage appropriate development of community facilities in rural locations.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.
	Dependence on the private car for convenience, shopping, school run and commuting has a consequential effect on the support for public transport. The lack of support may mean that those without the benefit of having access to a car experience a degree of social exclusion.	

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
	Increasing demand for housing.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
	An increasing population and changing demographic structure will impact future household characteristics and will have implications for the provision of housing, employment opportunities and services. There will be issues of dependency and the specific needs of the older age groups in the future.	
	Understanding the level of need for new housing requirement in light of the revocation of the East of England Plan and planning for the location of this housing is the critical issue to be addressed through the Local Plan process.	
	There is a need for more affordable housing in both built-up and rural areas.	
	There is a need to provide the right type of market housing (1, 4 & 5 bed room houses).	
	There will be a need to have regard to the housing requirements of a more elderly population.	
	Need to establish requirements for sites for Gypsies, Travellers and Travelling Showpeople.	
Economic Activity	Breckland needs to maintain and improve its standing as a tourism destination.	17. Increase the vitality and viability of existing town centres.
	Out-migration of young people and increase in the elderly has been exacerbated by demographic change and will have a major impact on the economy in the future, leading to skills gaps in the economy.	
	The town has important shopping centres that need to be supported in order to keep them vital and viable.	
	Higher order shopping centres outside of the District may impact upon the success of retail provision within the smaller centres within the District.	
	There are pockets of deprivation particularly within the urban area. Economic regeneration is particularly important in these areas of the town to help alleviate poverty.	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.
	The economic activity rate is lower than the regional levels.	19. Improve the efficiency, competitiveness and adaptability of the local economy.
	Over reliance on manufacturing industries and certain employment sectors within the District and a lack of skilled labour.	

Table 1.1

Pre-Submission Publication

1.10 The appraisals presented within this SA reflect the proposed policies. They all form part of the evidence base that underpins the emerging plan. It includes the assessment of the cumulative, secondary and synergistic effects of the plan. The SA findings help 'document the story' behind the plans preparation and present a trail of options throughout the plan-making process, regardless of subsequent choices or plan progression. The policies have been developed having regard to the comments received during the earlier stages of consultation on both the plan and the sustainability appraisal.

Strategic Vision

1.11 The Strategic Vision is aligned to sustainable development appropriate to the rural nature of the District. This means that it recognises that outside of the strategic urban extensions the approach needs to balance the capacity of services, opportunities for infrastructure improvement, the need for affordable housing and employment with the impact development can have on the character of an area and its tourist industry. In addition, the vision recognises the importance of community level decisions and linking development to neighbouring district's plans to provide synergistic impacts.

Strategic Objectives

1.12 The 18 strategic objectives give specific direction to the spatial strategy and core policies, and are grouped into five categories:

- development in the right place;
- meeting the housing need;
- a strong economy;
- a rich environment; and
- thriving communities.

1.13 As part of the sustainability appraisal, the strategic objectives were assessed against the 19 sustainability objectives. The assessment revealed that the strategic objectives cover almost all aspects of the sustainability objectives. Where they differ is that the strategic objectives do not explicitly reference developing housing in areas of no or low flood risk. However, any development will require flood risk assessment, which will identify risks and put forward management options. Where there is a contradiction, is in the strategic objective of encouraging use of A11 and A47 as part of economic growth. This will negatively affect air quality because of increases in traffic flow. Similarly, some increase in emissions is inevitable with increased residential and retail development within the District. What is important is that the District, public and business all ensure we implement measures to reduce this impact to an acceptable level.

Local Plan Policies

1.14 A review of international, national, regional, and local planning policy and guidance, and how it should influence the Local Plan and SA, has been undertaken. The Local Plan has taken this policy and guidance into account and reflects the aim's of these documents within its policies.

1.15 GEN 01 Sustainable development in Breckland - The policy represents a localised approach to sustainable development based around the key issues for the District, including the rural economy and emphasising the need to mitigate climate change. This approach scores more positively than the alternative option of following the National Planning Policy Framework approach.

1.16 GEN 02 Promoting High Quality Design - The policy requires all new development within the District to demonstrate high quality design. The policy scores positively against the sustainability appraisal objectives particularly in relation to maintaining, enhancing and preserving the distinctiveness, diversity and quality of landscape and townscape character.

1.17 GEN 03 Settlement Hierarchy - The Local Plan considered a number of alternative options including both a more dispersed and more focused development pattern. GEN 03 represents a balanced development pattern and scores positively against the sustainability appraisal objectives, particularly in regards to housing provision and the delivery of services and facilities. The Local Service Centres have been developed to ensure that there is a level of service provision within each of these villages, including public transport to a higher order centre.

1.18 GEN 04 Development Requirements for the Attleborough Strategic Urban Extension - the policy requires a masterplan approach for the development of the site. The policy sets out the infrastructure requirements, which scores positively against the requirement for improvements and accessibility to essential services and facilities. All the options score poorly against the loss of undeveloped land. There is limited brownfield land available within either Attleborough or Breckland District, therefore there are very limited opportunities to vary this approach.

1.19 GEN 05 Settlement Boundaries - The policy approach sets out where settlement boundaries will be defined and the policies which are relevant to the determination of residential planning applications inside and outside of settlement boundaries. The policy scores well in relation to the social sustainability objectives.

1.20 HOU 01 Development Requirements (Minimum) - The policy approach is for the 612 dwellings per annum, this reflects the requirement set out within the Strategic Housing Market Assessment and is reflective of housing need within the housing market area. The policy approach therefore scores positively against objectives relating to the provision of housing land and also in reducing level of inequality within the District and ensuring all groups have access to essential services and facilities. The policy and all alternative options do however score poorly in regards to loss of undeveloped land. The extent of this impact however will be dependent on the location of the development.

1.21 HOU 02 Level and Location of Growth - The policy has been developed in conjunction with the settlement hierarchy (GEN 03) which seeks a balanced distribution whilst also ensuring developments have access to essential services and facilities. A range of options have been developed which look at different distribution levels. The policy scores well in relation to redressing inequalities, provision of housing to meet needs and also access to services and facilities.

1.22 Overall development in Local Service Centres as opposed to large settlements will potentially have greater negative impacts from increased visual impacts and increased numbers of residents needing to commute to significant facilities like hospitals, senior schools and work opportunities. Conversely, development in LSC should increase the vitality and economy of these local areas and may stimulate new local employment opportunities.

1.23 Developments in Key Settlements and Market Towns have a greater risk of pressure on water resources, fluvial and sewer flood risk and reducing the percentage of open space. The significant benefit of development in larger settlements is the reduction in commuting distances to facilities and services.

1.24 Where development in an area can be unpopular and cause a significant issue is where local day-to-day facilities like primary schools and doctors surgeries are at full capacity. The preferred option and second alternative option takes into account the quantity of suitable land (including capacity of existing facilities, flood risk, highways and pressure on habitats) to accommodate development, in defining the quantity of development to each tier of settlement including Local Service Centres.

1.25 The policy of distributing growth across settlements with the greatest level of service provision in the District should provide the most sustainable option for development by taking into account the suitability of areas to accommodate development, offering opportunities to support the local economy in more rural areas and offering easy access to open spaces in and around Key Settlements and Market Towns.

1.26 HOU 03 Development Outside of the Boundaries of Local Service Centre - This policy is intended to work with policy HOU 02 in those Local Service Centre villages where the land representations put forward are unable to meet the housing target for the village set out within HOU 02. The alternative option is to not include a policy, which would lead to an under allocation in these villages. The alternative approach scores poorly against the requirement to ensure all groups have access to housing and also in regards to redressing inequalities, this is due to the under allocation against the housing target.

1.27 HOU 04 Rural Settlements with Boundaries - This policy deals with the approach to rural areas outside of the settlement hierarchy which have retained a settlement boundary. The settlements within the settlement hierarchy (GEN 03) are considered the most sustainable, and any new development outside of these areas is likely to impact upon the sustainability objectives. There is however a need for housing within some of these areas and the preferred approach of not restricting housing to the existing settlement boundaries scores positively against the sustainability objectives in relation to providing new dwellings.

1.28 HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries - HOU 05 allows small scale development in the most rural settlements in Breckland, subject to meeting a range of criteria, including gaining the support of the parish council. The policy scores poorly in relation to loss of undeveloped land, reducing localised air pollution and improving accessibility to essential services and facilities. However the policy does score positively in relation to ensuring all groups have access to housing. Development in these areas is limited, this policy seeks to allow limited development to help meet needs of these communities. The alternative approach is to rely on national policy, which is restrictive of development in these locations.

1.29 HOU 06 Principle of New Housing - the policy supports new housing development inside existing settlement boundaries and aims to ensure that new developments make efficient use of land, which reflects the character of the area. This policy scores well against the sustainability objectives. Whilst not including a policy does not mean that these issues will not be addressed, the weight that can be attributed to them may be diminished and as such this scores negatively against the sustainability objectives.

1.30 HOU 07 Affordable Housing - the policy requires 25% affordable housing on sites of 11 or more dwellings or where the development is over 1000 sqm. The policy is a reduction in the level of affordable housing required in comparison to the Core Strategy, which is represented in alternative option 1. Whilst policy HOU 07 does not score as well as the Core Strategy requirement in relation to objectives 15 and 16, this is balanced against the requirement for a viable Local Plan, which also provides other types of infrastructure.

1.31 HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople - The policy seeks to provide both a criteria based approach for dealing with planning applications and for meeting existing need. The policy approach scores well in relation to objectives associated with the landscape, the policy includes criteria on this basis. The policy also requires sites to be well related to services and facilities, which scores positively against objectives 15-16 and 18-19. The alternative approach is to allocate a specific site for gypsy and travellers through the Local Plan, the impact on a number of the objectives would be dependent upon the sites location, however it would score positively against the objective relating to redressing inequalities.

1.32 HOU 09 Specialist Housing - the Strategic Housing Market Assessment highlights the fact that Breckland's older population is increasing. In order to meet the needs of this group, the policy supports the development of specialist housing. The preferred policy approach scores positively against the sustainability criteria around redressing inequalities and the provision of new dwellings to meet the needs of the population. Whilst the NPPF is supportive of delivering a full range of house types, it is considered that the policy scores better against the social requirements of the sustainability appraisal.

1.33 HOU 10 Technical Design Standards for New Homes - the requirements for adaptability and accessibility of dwellings should help to redress existing inequalities and allow people to stay within their homes for longer, hence the policy scores positively against the sustainability objectives for ensuring access to new homes for all groups within society. The policy also sets a requirement for limiting water consumption in new development which helps to meet objectives relating to water consumption and reuse.

1.34 HOU 11 Residential Replacement, Extension and Alteration - dwellings within the countryside often form a key part of the traditional vernacular of the area. The Strategic Housing Market Assessment has demonstrated the need for different size dwellings including smaller dwellings. The inclusion within the policy of the requirements for replacement dwellings to be similar in scale to the original dwelling therefore scores positively against the sustainability objective.

1.35 HOU 12 Conversion of Buildings in the Countryside - agricultural buildings form a key characteristic of the countryside within Breckland. A local employment growth study highlighted the role of the rural economy and the use of small units to support Breckland's wider economy. The policy allowing the conversion of existing buildings within the countryside and retention of suitably constructed buildings scores well against the sustainability objectives. The preferred policy requires consideration of an economic reuse in the first instance.

1.36 HOU 13 Agricultural Workers Exceptions - Due to the nature of the businesses that they are intended to support agricultural workers dwellings are often located within isolated locations in the countryside and are developed upon undeveloped or agricultural land. The policy requires consideration of whether there is a suitable site nearby or a building, which may be possible of conversion. This scores more positively against the sustainability objectives as the alternative option of following the NPPF does not include this consideration. Both the policy and alternative approaches score well in relation to the provision of new dwellings.

1.37 HOU 14 Affordable Housing Exceptions - HOU 14 seeks include a policy on affordable housing exception sites scores more positively against the sustainability objectives than not including a specific policy. Whilst the NPPF does support the role of exception sites, it is considered that a specific policy would be beneficial for housing delivery. In addition it also scores well in regards to redressing inequalities and supporting the local economy.

1.38 TR01 Sustainable Transport Network - The sustainable transport policy includes requirements for new dwellings to be located in areas with good public transport access. The alternative option of not including a policy does not mean that sites will not be sustainably located in areas with good access to public transport. However, it may diminish the weight that can be given to it through the planning application process.

1.39 TR02 Transport Requirements for Major Developments - The policy sets the requirement that major developments should consider the cumulative impact of development on transport improvements. This scores positively against the objectives relating to dealing with localised air pollution, which is likely to be impacted by cumulative development. The alternative option is to not include a policy within the Local Plan and rely on the NPPF.

1.40 ENV 01 Green Infrastructure - having a local policy about ensuring that the most valuable green spaces are preserved scores positively against the sustainability objectives. Reliance on the NPPF scores negatively against the sustainability objectives.

1.41 ENV 02 Sites of European, National and Local Nature Conservation Importance - all options protect international and national designated sites but the alternative option has a lower level of protection for local sites. A lower level of protection is likely to see these sites facing pressure for redevelopment, and it may diminish the weight that can be given to their protection through the planning process and therefore scores lower against the sustainability objectives.

1.42 ENV 03 The Brecks Protected Habitats and Species - the Brecks are a large area of undeveloped arable land in the south west of the district that are designated as a Special Protection Area (SPA). The policy seeks to ensure that development does not adversely affect the SPA and consequently minimises loss of undeveloped open space and habitat, therefore meeting numerous other environmental and social sustainability objectives. No alternative option has been specified as the habitats regulation assessment, sets out the requirement for this policy.

1.43 ENV 04 Open Space, Sport and Recreation - all new residential developments are required to provide open space and the preferred policy of providing onsite rather than offsite open space scores higher against the sustainability objectives as it ensures that it will be provided within the development that it is intended to serve.

1.44 ENV 05 Protection and Enhancement of the Landscape - the landscape forms a key part of the character of the district and the preferred policy approach is to include a policy on the protection and enhancement of the landscape. National and local policies both score positively against the sustainability objective but having a local policy based on the findings of a Landscape Character Assessment is preferable.

1.45 ENV 06 Trees, Hedgerows and Development - having a specific policy on protection of trees and hedgerows could in some cases help protect open space, undeveloped land, habitats and character landscapes meeting all the relevant sustainability objectives.

1.46 ENV 07 Designated Heritage Assets - the historic environment and designated heritage assets are an important part of the character of Breckland. The inclusion of a local policy on the historic environment within the Local Plan scores more positively against the sustainability objectives because it allows for additional information to be provided to inform planning application decisions and includes the guidance set out by Historic England.

1.47 ENV 08 Non-Designated Heritage Assets - these assets not only contribute towards the character of the landscape and townscape of the District but also impact upon the vitality of the town centre in a positive manner. A policy seeking the protection of those assets not nationally protected but which are listed on the Norfolk Historic Environment Record scores positively against the sustainability objectives relating to landscape and townscape and the historic environment.

1.48 ENV 09 Flood Risk & Surface Water Drainage - Both the preferred and alternative option (of following the NPPF) score well against the sustainability objectives, as they seek to ensure that new developments are not placed in areas at risk of flooding. The preferred direction of a local policy that includes the Norfolk County Council Guidance on sustainable drainage systems, which can form part of a green infrastructure network, scores higher.

1.49 ENV 10 Renewable Energy Development - The preferred approach of including a policy on renewable energy development, will help to guide developers and planners on the criteria for suitable schemes and their locations. It is recognised that most renewable development will be on undeveloped or agricultural land which could have a negative sustainability impact as well as potentially affect landscape and settings for heritage assets. The use of criteria to minimise the negative impact of the location and the positive impacts on climate change objectives means the policy scores higher overall against the sustainability objectives.

1.50 EC 01 Economic Development - The three options presented all look to increase the level of employment growth within Breckland. The policy seeks to allocate employment growth in line with the policy on scenario set out within an employment growth study. All the approaches score well against the sustainability objectives related to the provision of employment land for the local economy. The employment growth scenario based on past take up rates will require a greater supply of land. This will have an impact upon development on undeveloped land, due to the limited levels of brownfield land in Breckland.

1.51 EC 02 Snetterton Heath - The proposed policy seeks to direct the types of employment uses within the employment area. This approach allows compatible uses to be located adjacent to each other. The approach scores well against the criteria related employment uses.

1.52 EC 03 General Employment Areas - The policy seeks to protect general employment areas within Breckland for employment uses. This approach scores well against the sustainability objectives based around the economy and complies with an Employment Growth Study undertaken in 2013. However, restricting development on employment sites may be detrimental to the provision of facilities and services in settlements and lead to vacant land that could be used to provide homes.

1.53 EC 04 Employment Development Outside of General Employment Areas - The policy seeks to locate employment development to general employment areas in the first instance; however, it acknowledges that this approach is not always suitable. The alternative would be to not restrict the location of employment development. The preferred option will guide development in the countryside, which supports agriculture and forestry. This option also allows a level of flexibility to ensure economic development is not overly restricted by lack of appropriately located, available land.

1.54 EC05 Town Centre and Retail Strategy - The preferred policy approach has been developed having regard to the findings of a Retail and Town Centre Study. The approach takes into account the size of the town centres within Breckland's market towns and scores well against the economic objectives relating to the vitality and viability of these centres. The preferred option also scores well against the social aspects of the sustainability appraisal relating to access to service and facilities.

1.55 The alternative option is rely on the impact assessment threshold within the NPPF. This is a higher threshold than recommended within the preferred policy. A significant proportion of retail development that comes forward within Breckland is below this level. Relying on a higher threshold may adversely affect the vitality and viability of the town centres.

1.56 EC 06 Farm Diversification - Farm diversification is an important mechanism to support farming enterprises, securing their ongoing viability and can provide services to rural communities and scores well against the economic sustainability objectives. The policy scores less well in relation to the loss of undeveloped agricultural land and impacts on climate change from increased traffic attracted to the rural location.

1.57 EC 07 Tourism Related Development - Both the preferred policy and the alternative option recognise the importance of tourism for Breckland's economy and support its development, in this regard both policy options score well against sustainability objectives relating to the local economy. The preferred policy is more supportive of smaller scale developments within the rural area than the alternative option, which promotes hotel/motel accommodation near town centres and emphasised re-using existing buildings or previously developed land. Due to the limited levels of brownfield land within the District, particularly in rural areas, the preferred option scores negatively against the sustainability objectives relating to loss of undeveloped land as well as encourage car use to rural locations.

1.58 EC 08 Advertising and Signs - Advertisements and signs can have a significant impact on the aesthetics of an area and a development. Including a positive local plan policy should help to ensure that the impact of signs on the District's environment, including landscape townscape character and also the historic environment are taken into account through the planning process. This approach scores positively against the sustainability objectives for the environment.

1.59 COM 01 Design - The design of a development is a key part of the planning process and should be considered at the very beginning of the scheme. Including a locally led set of design principles will help to achieve this goal and scores positively against the sustainability objectives. Not including a local policy does not mean that design would not be considered through the planning process, however it risks not being as responsive to the local area. Furthermore, it scores poorly around objectives to consider landscape and townscape character and the historic environment in design.

1.60 COM 02 Healthy Lifestyles - Including a policy on healthy lifestyles should ensure that the health impacts of a development are taken into account throughout the design stage of an application, and scores positively against the social sustainability objectives.

1.61 COM 03 Protection of Amenity - consideration of amenity is a key part of the planning process. Without a specific local plan policy, it does not mean that amenity will not be considered through the planning process. However, the level of weight that can be given to different amenity issues through the planning process may be diminished. Not including a policy within the local plan scores negatively against a number of the sustainability objectives, particularly those relating to the environment.

1.62 COM 04 Community Facilities - the preferred approach is to include a policy around the protection of community facilities through the Local Plan. This approach is carried forward from the Core Strategy and scores well against the social sustainability objectives. Local facilities provide access to facilities for people who may not be able to travel to higher order settlements. The alternative option is to not include a specific policy within the Local Plan and instead rely on policies within the NPPF. This approach scores negatively against a number of sustainability objectives and will lead to the need to travel further to services and facilities.

1.63 INF 01 Telecommunications - New telecommunications infrastructure is important for delivering and supporting a strong economy within Breckland, as such policies supporting the development of telecommunications infrastructure score well against the sustainability objectives for the economy. The alternative option of not restricting the location of telecommunication infrastructure potentially has significant negative impacts in relation to landscape and townscape character, the historic environment, biodiversity, green infrastructure and geodiversity. The proposed criteria based policy for locating telecommunications infrastructure scored higher against the sustainability objectives.

1.64 INF 02 Developer Contributions - Developer payments contribute to the provision of infrastructure or refurbishment of existing provision to support the additional pressure new development makes on both local and strategic infrastructure. The preferred approach is to include a policy on developer contributions but what can be secured as a developer contribution is set out within the Community Infrastructure Levy Regulations. Having regard to the requirements of these regulations, it is not considered that there is a reasonable alternative to the approach proposed within the preferred direction.

Local Plan Site Allocations

1.65 Alongside the Local Plan policies, there are site allocations for residential, employment and retail units. These allocations have been designed to meet the requirements set out within HOU 01 and EC 01. The allocations and alternative options have all been assessed as part of the sustainability appraisal, this is set out in Appendix C.

Cumulative, secondary and synergistic impacts

1.66 Cumulative, secondary or synergistic impacts on the local plan were identified to cover both the overlapping effect of other plans (inter-effects) on the Local Plan and the effects within the policies of the Local Plan (intra-effects). For example, at the inter-effect level, policies aimed at protecting open space and natural habitats also complement plans to boost tourism in the District.

1.67 The Local Plans for districts around Breckland are all in production and cumulatively propose 69,500 new homes and associated infrastructure. Mostly impacts are local but where resources are shared (eg. water, air and green infrastructure) the risk of cumulative impact is increased. As the local plans all promote policies for sustainable development and in compliance with best practise the risk of cumulative impact on shared resources are minimised.

1.68 At an intra-effect level, the majority of policies have an overall positive cumulative effect. In particular, there are very positive (++) cumulative effects associated with those sustainability objectives aimed at encouraging inclusive communities and economic activity at the local level. Importantly, the assessment revealed no overall negative cumulative effects.

Mitigation

1.69 The SA process has predicted the significant environmental and wider sustainability effects likely to occur as a result of the implementation of the Breckland Local Plan. Where possible, the process also identified opportunities to enhance the positive effects of the plan and mitigate the negative effects. However, the appraisal recognises the need to consider the wider policy and operational context of the implementation of plan policies, and hence wider recommendations that may be applied to further development plan documents and processes.

2 Introduction

2.1 Breckland Council is in the process of preparing a Local Plan, which when adopted will guide future development across the District over the plan period to 2036. When adopted the Local Plan will:

- Set the settlement hierarchy for the District
- Allocate Housing, Employment, Retail and Open Space
- Provide area strategies for the District
- Set the approach to the Environment, Economy, Infrastructure and the Community
- Provide detailed Development Management Policies

2.2 Sustainability Appraisals are a fundamental part of plan making. This report forms the Sustainability Appraisal of the proposed policies of the Breckland Local Plan. Sustainability appraisal is a systemic process, and its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Sustainability Appraisal is an iterative process which is a mandatory requirement of Local Plan preparation, and helps to ensure that sustainable development is treated in an integrated way in the preparation of development plans.

2.3 The sustainability appraisal process is governed by European and National legislation, supported by Government policy including:

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

2.4 This sustainability appraisal incorporates the requirements of strategic environmental assessment (SEA). The SEA considers the effects of the Local Plan on the environment. The SA ensures that potential environmental effects are given full consideration alongside social and economic issues. The SA is consulted upon at the same time as the Local Plan, and receives the same level of scrutiny as the Local Plan.

Pre-Submission Report

2.5 This report represents the fourth iteration of sustainability appraisal, following the scoping report (2013) and the two interim SA Reports for the emerging plan in 2014 and 2016. The recommendations and findings of these three previous SA's have fed into this document. This SA appraises the Councils preferred policies contained in the Pre-Submission publication. At this stage the SEA must be demonstrated. They all form part of the evidence base that underpins the emerging plan. It includes the assessment of the cumulative, secondary and synergistic effects of the plan. The SA findings help 'document the story' behind the plans preparation and present a trail of options throughout the plan-making process, regardless of subsequent choices or plan progression. Following representations a final SA Report will be submitted alongside the Draft secretary of state for independent Examination by the Planning Inspectorate.

3 Methodology

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

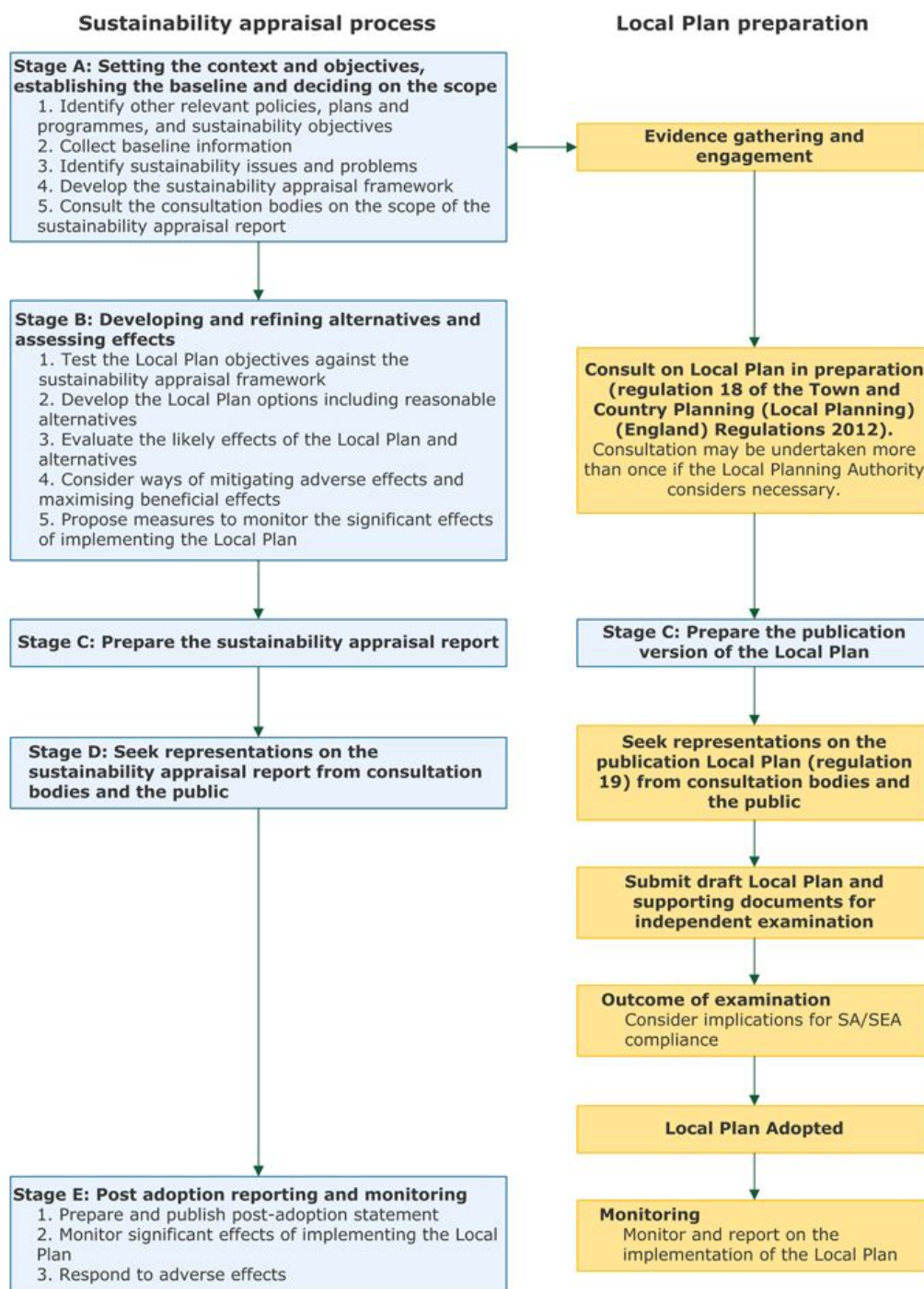


Figure 3.1 Sustainability Appraisal Process

3.2 A scoping report meeting the requirements of stage A was published in April 2013 and further updates in September 2014. These reports culminated in the production and updating of the sustainability appraisal framework and the setting of the sustainability appraisal objectives. This framework provides a way in which sustainability effects can be described, analysed and compared, and forms the basis of the appraisal of the effects of the Local Plan.

Developing and Refining Reasonable Alternatives

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

3.4 The SA has been involved from an early stage in the development of this preferred directions report to ensure that any adverse effects of proposals were identified as early as possible. Appraisals have been undertaken for all preferred directions policies.

Assessing the Significance of Effects

The SEA Directive requires..

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

3.5 It is only necessary to assess those effects that are likely to be significant, not all possible effects. In the report, the social, environmental and economic effects of policies have been predicted and evaluated for their significance. Prediction of effects involves identifying what changes might occur to the sustainability baseline over time - these changes are then evaluated for their likely significance, in terms of their probability, duration, frequency and the geographical area likely to be affected.

3.6 Matrices have been prepared for each individual preferred policy direction. A significance score ranging from ++very positive impact to --very negative is given against each objective. Ultimately the significance of an effect is a matter of judgement, making best use of available evidence, and requires no more than a clear and reasonable justification. Where uncertainties exist or where it is considered that insufficient information exists to enable an accurate assessment to be made this has been noted.

Consideration of Mitigation Measures

The SEA Directive requires..

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

3.7 These measures are referred to as mitigation measures, and can include recommendations for improving beneficial effects. These measures have been considered within the cumulative, synergistic and secondary effects chapter.

Assessing Cumulative Effects

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

4 Review of Relevant Plans, Programmes and Environmental Objectives

4.1 To provide context for the Local Plan this report considers the relevant national, regional, local and international planning policy in relation to the implications on the Local Plan. These may contain objectives and policy requirements that need to be addressed in the document. The review of documents helps shape the sustainability objectives and decision making criteria and identifies the issues that need to be addressed by the plan.

4.2 The SEA Directive requires that the SEA covers:

‘an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes’ (Annex 1 (a)).

and

‘the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation’ (Annex 1 (e)).

4.3 A review of other plans and programmes that may affect the preparation of the Local Plan was undertaken in order to contribute to the development of both the SA and the Local Plan. This included:

- Identification of any external social, environmental or economic objectives, indicators or targets that should be reflected in the SA process;
- Identification of any baseline data relevant to the SA;
- Identification of any external factors that might influence the preparation of the plan, for example sustainability issues;
- Identification of any external objectives or aims that would contribute positively to the development of the Local Plan;
- Determining whether there are clear potential conflicts or challenges between other identified plans, programmes or sustainability objectives and the emerging Local Plan.

4.4 The review included documents prepared at international, national, regional and local scale. A brief summary of the documents reviewed and the main findings are summarised below. The full review of relevant plans, programmes and environmental objectives are contained within the 2013 SA Scoping Report⁽¹⁾.

International Plans and Programmes

4.5 A review was undertaken of key International Conventions and European Directives that could potentially influence the development of the Local Plan and the SA. European Directives are transposed into national legislation in each individual Member State and, therefore, there should be a trickle-down effect of the key principles and an application to the relevant national, regional and local circumstances in other planning documents.

National Plan and Programmes

4.6 A review was undertaken of relevant White Papers, plans and strategies. One of the most important documents reviewed was the UK Sustainable Development Strategy which outlines the over-arching Government objective to raise the quality of life in our communities. Central Government establishes the broad guidelines and policies for a variety of different topics which are now brought together in the National Planning Policy Framework (NPPF). The NPPF streamlines national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development. It sets national priorities and rules only where it is necessary to do so. It aims

1 Breckland Local Plan Scoping Report (2013) Relationship with Relevant Plans, Programmes and Environmental Objectives, Appendix 2, Stage A1, pages 43-153

to ensure that planning decisions reflect genuine national objectives - such as the need to safeguard the natural environment, combat climate change, and to support sustainable local growth - while allowing for local authorities and communities to produce their own plans, reflecting the distinctive needs and priorities of different parts of the country. The principle of sustainable development is at the heart of the NPPF.

Regional and Sub-Regional Level Planning

4.7 The Localism Act was granted Royal Assent on the 15th of November 2011. The Act revoked some regional planning documents. The East of England Plan (RSS) was formally revoked in January 2013.

Local Policy

4.8 Plans produced at the local level specifically address issues relating to housing, economy; health; safety; tourism; environment, sustainable communities and employment. The Local Plan and the SA should draw from these documents and transpose their aims in their policies and proposals. These plans should in theory have included the main influences of international, national, regional and county level plans through the 'trickle-down effect'. They should also provide more of a local focus for the Breckland area. It is, through identifying these themes and incorporating them into the Local Plan that synergies can be achieved with other relevant documents.

5 Baseline Information and Assessment

Character of the District

5.1 Spanning over 500 square miles Breckland is a geographically large rural District located in the heart of Norfolk. The District is characterised by a dispersed settlement pattern of market towns, villages and hamlets and is represented through 112 town and parish councils, and the District Council. The size and spread of the district has a major impact on service delivery and presents significant challenges for the organisations that are delivering both community and economic support in the area in terms of access and engagement. Much of the area is rural, given over to agriculture, with the second major land usage being open space and heathland ('the Brecks').

5.2 The population is set to grow from the current 138,233 to 153,313 by 2036 (ONS Sub-national population projections 2012-2037). Breckland has a low population density with less than one person per hectare compared with an average for England and Wales of 3.4 people.

Key Sustainability Issues and Appraisal Objectives

5.3 A Scoping Report (2013) was required as part of the SA process which involved setting the context for the appraisal by considering environmental, social and economic baseline information, and relevant plans and programmes. These were refined in the interim SA Report (2014) and this included the identified key sustainability issues and characteristics and outlined the SA framework, which is used in appraising the Local Plan. The SA framework consists of 19 objectives that aim to meet the key social, environmental and economic issues for the District. These key issues, characteristics and SA objectives are group under sustainability topics and listed below.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
Land, water and Soil Resources	Limited stock of brownfield land (in the long term) means new development will inevitably result in the loss of agricultural land.	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.
	The principle is to direct development to the built up areas as the most sustainable locations. It is acknowledged in the Core Strategy that the need to identify sufficient deliverable and developable sites to meet current (and any new housing) requirements will result in the need to identify greenfield sites.	
	There may be conflicts between the priority to make the best use of brownfield land and the sustainability aim to ensure that soils in the built environment are able to fulfil various functions.	
	There will be a need to avoid development on, and otherwise minimise the impacts on, areas of nationally and locally important landscape and countryside designations.	
	High rates of development on previously developed land in future years may incrementally alter the character and quality of life in built up areas as well as increasing concerns about congestion and pressure on existing infrastructure.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.
	Need to protect groundwater resources and aquifers.	

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
	New developments will make additional demands on water supply (for homes and industry etc) in an area where capacity of natural systems is limited.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
	Much of Breckland is open countryside so new development could alter the natural drainage patterns.	
Climate change and air pollution	Need to reduce waste and manage remaining waste in a sustainable manner.	4. Minimise the production of waste and support the recycling of waste.
	Promote the usage of renewable energy and reduce contributions to climate change.	5. Reduce contributions to climate change and localised air pollution.
	Breckland is a rural District with a wide geographical dispersal of housing, in some cases contributing to high levels of commuting. The lack of public transport in remote areas increases dependency on the use of the private car resulting in high levels of ownership and usage.	
	There will need to be a consideration of the location of development away from areas which may have emerging air quality issue; and which may also be susceptible to atmospheric pollution (SSSI's, SAC, SPA).	
	Traffic congestion is an increasing issue in parts of Breckland and it is unlikely that there will be significant public funding available for new roads.	
	Long term implications of climate change at a local level remain uncertain, but hotter drier summers, wetter winters and increased incidences of flooding and extreme weather events, are expected. Plans and strategies will need to have regard to this and especially the need to mitigate any impacts locally.	6. To adapt to climate change and avoid, reduce and manage flood risk.
Biodiversity	The quality and diversity of habitats in the District should continue to be protected and the quality of habitats should be improved, where possible, to increase biodiversity. This needs to be balanced with the needs of leisure and recreation and development requirements and with the vulnerability of important areas of biodiversity.	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.
	Protect and enhance areas covered by National and International designations.	
	The Brecks, from which Breckland takes its name is a unique, nationally protected landscape and the contains approximately one fifth of the East of England's SSSI's. This coupled with the	8. Protect, enhance and increase Green Infrastructure in the District.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
	predominantly rural nature of the District means that development may result in the loss or deterioration of local habitats, wildlife sites and Protected species.	
Cultural heritage and landscape	Uncontrolled or sympathetic development could harm local landscape and settlement character.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.
	Actively promote the character and distinctiveness of the Conservation Areas.	
	Reduce possible impacts on the environment and character of Breckland whilst allocating sufficient land to provide for housing requirements.	
	Ensure the protection and enhancement of heritage assets through appropriate design and scale of new development.	10. Conserve and where appropriate enhance the historic environment.
	Conservation designations and priorities may constrain development that would otherwise have sustainability benefits. Need to strike a balance between intensification of previously developed land and the need to safeguard the historic environment.	
Population and human health	Breckland's population is relatively healthy. However there is a national trend towards a more elderly population and also towards more sedentary lifestyles. These have implications for making provision for the health and well-being of the District's population now and in the future.	11. Improve the health and well being of the population.
	No key issues that relate to sustainability	12. Reduce and prevent crime
	Much of the area is rural, given over to agriculture, with the second major land usage being open space and heathland ('the Brecks').	13. Improve the quality and quantity of publicly accessible open space.
Inclusive communities	Increase in the population of the area will increase the demand for facilities. Against a back drop of an ageing population, this may include a significant degree of special needs access facilities and community transport schemes.	14. Improve the quality, range and accessibility of essential services and facilities.
	Rural locations can make it difficult to justify the business case for regular transport connections to major shopping, employment, entertainment and health facilities.	
	Encourage appropriate development of community facilities in rural locations.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
	Dependence on the private car for convenience, shopping, school run and commuting has a consequential effect on the support for public transport. The lack of support may mean that those without the benefit of having access to a car experience a degree of social exclusion.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
	Increasing demand for housing.	
	An increasing population and changing demographic structure will impact future household characteristics and will have implications for the provision of housing, employment opportunities and services. There will be issues of dependency and the specific needs of the older age groups in the future.	
	Understanding the level of need for new housing requirement in light of the revocation of the East of England Plan and planning for the location of this housing is the critical issue to be addressed through the Local Plan process.	
	There is a need for more affordable housing in both built-up and rural areas.	
	There is a need to provide the right type of market housing (1, 4 & 5 bed room houses).	
	There will be a need to have regard to the housing requirements of a more elderly population.	
	Need to establish requirements for sites for Gypsies, Travellers and Travelling Showpeople.	
Economic Activity	Breckland needs to maintain and improve its standing as a tourism destination.	17. Increase the vitality and viability of existing town centres.
	Out-migration of young people and increase in the elderly has been exacerbated by demographic change and will have a major impact on the economy in the future, leading to skills gaps in the economy.	
	The town has important shopping centres that need to be supported in order to keep them vital and viable.	
	Higher order shopping centres outside of the District may impact upon the success of retail provision within the smaller centres within the District.	
	There are pockets of deprivation particularly within the urban area. Economic regeneration is particularly important in these areas of the town to help alleviate poverty.	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.

SEA/SA Topic	Key Issues and Characteristics for the District	Sustainability Objective used in the SA
	The economic activity rate is lower than the regional levels.	19. Improve the efficiency, competitiveness and adaptability of the local economy.
	Over reliance on manufacturing industries and certain employment sectors within the District and a lack of skilled labour.	

Table 5.1

5.4 Baseline information provides a platform for predicting and monitoring any effects that a policy or proposal may have and can help to identify sustainability problems, emerging trends and possible solutions. The collation of social, environmental and economic information has helped to build a characterisation of the plan area. A number of indicators were devised for each objective, and potential indicators developed to allow comparisons between local and national data to provide a wider picture of the current situation.

5.5 The baseline table in Appendix A Chapter 9 lists the key indicators against their relevant appraisal objectives and shows the current situation, and any trends noted for each indicator. The characterisation is broken down into sub-objectives that are contained within the broader environmental, social and economic considerations. The table also highlights where any gaps in the data exist that need to be filled; the source of the data and an analysis of the current situation and any trends emerging. The written baseline assessment contained in the 2013 Scoping Report supplements the table of indicators with a broader discussion of Breckland's environmental, social and economic characteristics.

5.6 The baseline assessment highlights where data has been obtained and illustrates where information has not been able to be obtained. Much of the data collected has come from National data sets and may not be available at the appropriate spatial scale and as a result may not be suitable for direct comparison.

6 Cumulative, Secondary and Synergistic Impacts

Inter effects

6.1 A review of the plans and policies in Section 9 for cumulative, secondary or synergistic impacts on the local plan highlighted a number of effects:

- Local Plan objectives and other policies to protect open space, natural habitats, heritage assets and environmentally designated areas compliment plans to boost tourism in the District (*The Good Practice Guide to Planning for Tourism* and *Government Tourism Policy*) as these natural areas are a tourist attraction asset for the District.
- The framework outlined in *Getting the measure of fuel poverty* will have secondary impacts on local plan policies regarding climate change and air quality emissions from domestic heating.
- Measures proposed in *The Portas Review An independent review into the future of our high streets* and subsequent government response by promoting and improving the success of local high street will indirectly reduce the need/desire to commute to seek day-to-day facilities.
- *Laying the Foundations: A Housing Strategy for England* by promoting sustainable housing and development will have secondary impacts on Local Plan policies regarding waste reduction, climate change and air quality emissions from reduced energy and resource requirements.
- Designs proposed in *Manual for Streets* will provide streets that reduce the risk of crime and anti-social behaviour.
- Plans to improve public transport like *Green Light for Better Buses*, *Making Sustainable Local Transport Happen* and *Railways for All* will have secondary and synergistic impacts on sustainability objectives for access to jobs, improved health and well being, access to essential services and facilities.
- Policies for sustainable homes like *The Carbon Plan: Delivering our low carbon future* and *Green Guide Specification* has a secondary impact of improving access to affordable homes through reduced running costs.
- Regional and local plans to promote economic growth e.g. *Delivering Economic Growth in Norfolk' The strategic role for Norfolk County Council* and *Employment Land Review* by providing local employment opportunities reduces the distances people commute and therefore reduces secondary impacts from emissions and allows walking or cycling to work with associated health benefits.

6.2 Under the Duty to Cooperate; Breckland District Council, in conjunction with Broadland District Council, Norwich City Council and South Norfolk Council, commissioned a Strategic Housing Market Assessment, which provided evidence in relation to housing need and demand in the District up to 2036 (published 2015). An updated SHMA for the Central Norfolk authorities was published in 2017 and necessitated reconsideration of the scale of planned housing growth in the District beyond the current plan period.

6.3 The surrounding districts are developing their own Local Plans and are at different stages of development. In early 2015 all Local Authorities in Norfolk, working through its strategic planning member forum, agreed to formally cooperate on a range of strategic cross-boundary planning issues through the preparation of this Norfolk Strategic Framework (NSF). The Framework sets out shared objectives and strategic priorities to improve outcomes for Norfolk and inform the preparation of future Local Plans.

6.4 The Norfolk authorities have agreed to adopt the same end date (2036) covering the period that their respective Local Plans will plan for. This decision assists the development of the overarching strategic planning framework as well as enabling consistency in addressing and delivering the housing and employment need in Norfolk over this period.

6.5 The draft NSF document sets out that by 2036 the population of the County is expected to grow from an estimated population in 2016 of 889,800 to 1,00,2000⁽²⁾, a rise of 113,200 or 12.7%. Much of this growth is driven by net inward migration and an ageing population.

6.6 Based on this population projection the evidence suggests that the Norfolk Authorities will need to collectively plan for approximately an additional 90,000 (4,500 per annum) homes between 2016 and 2036. Many of these new homes are already included within adopted Local Plan documents, and all new Local Plan documents for neighbouring authorities are subject to the same sustainability appraisal process as Breckland Local Plan. Where there are cumulative impacts is where resources are shared across boundaries, such as water resources, green infrastructure and air quality.

6.7 Below is an assessment of the potential for cumulative impacts between local plans on sustainability aspects and appropriate mitigation within the wider area around and including Breckland:

- Land resources - for development on agricultural land, the local plans have regard to national planning policies, including policies to protect the best and most versatile land to support food production and minerals exploration. Providing compliance to these policies we would expect no cumulative impact on loss of quality land resources within Breckland or regionally.
- Water resources - This is one of the highest risks of cumulative negative impact. Along side of the local plans, joint and partnership working between the Environment Agency, water industry bodies, local authorities and others is undertaken in order to deliver water efficiency, management and infrastructure benefits. Statutory requirements under the Water Framework Directive (WFD) will continue to apply and be implemented principally in accordance with the Anglian River Basin Management Plan, supported by national planning policy. Breckland should work co-operatively with other authorities, the Environment Agency and water companies to ensure the spatial planning aspects of the Anglian River Basin Management Plans are applied and the distribution and scale of growth have regard to the capacity of waste water treatment works and WFD requirements.
- Flood risk - to minimise the cumulative risk of flooding regionally local flood authorities have a duty (under the Flood and Water Management Act 2010) to co-operate to develop strategies for managing local flood risk provisions. Breckland has developed a Strategic Flood Risk Assessment (updated in 2008) and the Partnership of Norfolk District Councils (Broadland, North Norfolk, Broads Authority, Norwich City Council and South Norfolk) produced a Strategic Flood Risk Assessment in January 2008. In addition, the Flood Risk Regulations 2009 impose a duty on the Environment Agency and lead local flood authorities to take steps to identify and prepare for significant flood risk.
- Soil resources - soil impacts are local and appropriately considered at the local level without cumulative impact.
- Air pollution - National planning policies, including those on air quality, sustainable development and transport, will continue to apply and inform local plan policies. The benefits of more sustainable transport provision and infrastructure and sustainable locations for development should reduce the risk of a cumulative impact on local air quality within Breckland. In addition Breckland is mostly a rural district and does not have any air quality management areas which a cumulative impact could adversely affect and push the District above a threshold.
- Climate change - climate change is recognised as a global threat caused by cumulative local impacts. Hence national planning policy expects local authorities to plan for new development in locations and ways that reduce greenhouse gas emissions, and minimise future vulnerability in a changing climate. Breckland along with the surrounding local authorities support the delivery of renewable and low-carbon energy and energy efficiency measures including minimising the need for commuting. The local authorities work together across administrative boundaries and with the Environment Agency to plan development that properly minimises the effects of climate change, particularly from flooding.

2 Mid 2014 based ONS population projections

- Biodiversity - while significant effects are unlikely due to existing legislation and policies (eg local biodiversity action plans) to protect biodiversity/wildlife there remains some potential for significant adverse effects, because of the cumulative level of housing and employment growth proposed focused in and around the District. Natural England as a statutory consultee for developments within the impact risk zone of a designated habitat/s as well as the requirement to screen and if necessary for local authorities to undertake an Appropriate Assessment will identify any cross border cumulative impacts on habitats supporting vulnerable biodiversity.
- Cultural heritage - The most important cultural heritage sites are subject to statutory protection. In developing the local plan all local authorities have drawn on available information on the historic environment, including data from partners, to identify sensitive area. Breckland will need to co-ordinate with the neighbouring local authorities to address cross boundary issues.
- Landscape - There are a number of river valleys that provide key landscape settings within Breckland. National planning policies provide for countryside protection, including protections for valued landscapes and nationally designated areas (which are also subject to statutory protection). Current policy in Planning Policy Guidance 2: Green Belts and the draft National Planning Policy Framework contain strong policies protecting the Green Belt from inappropriate development.
- Population - There is no reason why cumulative positive effects cannot ensue through a combination of local authority intervention, third sector action and responses from the market outside the District's scope. Local authorities are expected to work collaboratively with neighbouring authorities and Local Enterprise Partnerships to determine the regeneration needs of their areas.
- Human Health - national policies relevant to health and wellbeing, which underpins the concept of sustainable development are reflected in the policies for local plan's for Breckland and surrounding Districts.
- Inclusive communities - as impacts are local there should be no cumulative impact on inclusive communities from the developments proposed in the local plans.
- Economic Activity - as power is shifted away from central government to local communities, citizens and independent providers decisions should be made locally, meaning impacts are local. Partnerships like the Greater Norwich Development Partnership have formed to produce joint or aligned local plans to maximise opportunities for positive impact. Breckland needs to continue to communicate with the surrounding local authorities to identify opportunities for synergistic economic impacts.

Intra effects

6.8 The table in Appendix B outlines an assessment of potential secondary, cumulative and synergistic effects within the policies of the Local Plan, as required by the SEA Directive. Many sustainability problems result from the accumulation of multiple, small and often indirect effects, rather than a few large obvious ones, and consideration of such effects are discussed in this section.

6.9 A summary of the intra-plan cumulative, secondary or synergistic impacts table in Appendix B is below

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Cumulative Effect	-	+/-	0	0	+/-	+	+	+	+	+	+	+	+	++	++	++	++	++	++

Table 6.1

6.10 As the above table shows, when combined, the majority of policies have an overall positive cumulative effect. In particular, there are very positive (++) cumulative effects associated with those sustainability objectives aimed at encouraging inclusive communities and economic activity at the local level. In this context, economic, social and employment related policies all complement each other, reinforcing that the local community is essential component in achieving sustainable development. Furthermore, these policies are supported by the overall transport policy, which aims to improve local access through sustainable uses of transport (TR01 Sustainable Transport Network) which will help support growth by improving access to local amenities and employment areas.

6.11 The cumulative assessment (appendix B) also reveals that biodiversity, cultural heritage, landscape and population, and human health achieve an overall positive cumulative (+) score. Economic and environmental policies recognise that there will be the inevitable loss of greenfield land associated with the designated housing sites. Nevertheless, both areas of policy state that this will be limited to specific areas, and above all designated areas will be protected. There are positive cumulative interactions therefore between both areas of policy. For instance, expanding green infrastructure will not only benefit from preserving and enhancing biodiversity, but will lead to improvements in air quality associated with the increase in open space; attract more local visitors and encourage tourism; and improve the landscape and tranquillity. The Brecks will be protected and thus continue to attract visitors. Similarly, the retail strategy aims to improve the quality and range of services, which will again add to the attractiveness of the area, and potential for tourism.

6.12 Objective 1 Minimising the irreversible loss of undeveloped land is the only objective to have a negative cumulative effect. There is limited brownfield land available within the District and therefore to be able to meet the development requirements of the District. Furthermore, although both 'limiting water consumption to the natural capacity of natural processes and storage systems' and 'minimising the production of waste and supporting the recycling of waste' are partially in conformity, there are likely to be negative intra-cumulative effects associated with both these objectives. It is anticipated that with the development of multiple affordable housing sites, the cumulative effects of an increase in production of waste and limits to water consumption will need to be considered.

6.13 Another potential negative cumulative effect arises from the rural areas policy. Although improving the access of facilities and employment is encouraged in rural areas, this may also increase single occupancy car use, as public transport will not be developed in rural areas. Therefore, there may be a slight increase in emissions as a result.

7 Prediction, Evaluation and Mitigation of the Effects of the Plan

7.1 Predicting the effects of the Local Plan is necessary in order to consider the potential changes to the identified baseline conditions, with or without strategic actions. In the context of this document, the strategic actions are the Local Plan policies. 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. The effects have been identified through the appraisal and cumulative appraisal in 12 'Assessment of Local Plan Policies' and 13 'Cumulative Assessment of Local Plan Policies'

SA Objective 1: Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Loss of greenfield land across the District	GEN 01, GEN 03, GEN 04, GEN 05, HOU 01, HOU 02, HOU 03, HOU 04, HOU 05, HOU 06, HOU 08, HOU 11, HOU 12, HOU 13, HOU 14, ENV 01, ENV 02, ENV 03, ENV 04, ENV 05, ENV 10, EC 01, EC 02, EC 03, EC 04, EC 05, EC 06, EC 07	Positive and Negative Impacts	District Wide	Long term	Permanent	Certain
<p>Assessment: The policies within the plan are likely to have both positive and negative impacts around the loss of undeveloped land. The greatest cause of loss of undeveloped land within the Local Plan is due to the housing and employment requirements. The housing target has been defined within the Central Norfolk Strategic Housing Market Area and is based around the need to meet the District's full objectively assessed housing need as required within through the National Planning Policy Framework. There is limited brownfield land availability within Breckland, and as such the delivery of housing and employment sites will require the loss of greenfield land. Policies do require the use of brownfield land first where it is appropriate to do so. Furthermore a number of the environmental policies also score positively against the SA objective, where they seek to protect key environmental characteristics.</p>						
<p>Mitigation Proposal: The loss of greenfield land to development across the District will be mitigated through the controlled release of land for development to ensure that the best use of brownfield land is made. Also, thorough, requirements to ensure the most efficient use of available land ensuring development is built at appropriate densities. Releases will also be made in line with identified development needs to ensure that excessive land is not allocated resulting in loss of undeveloped land.</p>						

SA Objective 2: Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Water conservation methods are encouraged, resulting in more limited consumption	GEN 01, GEN 03, GEN 04, HOU 01, HOU 02, HOU 07, HOU 08, HOU 09, HOU 13, ENV 09, EC 01, EC 02, EC 04, EC 05, EC 06, EC07	Positive and negative impacts	District Wide	Long term	Permanent	Uncertain
Assessment: New development (both residential and economic) will have a requirement for increased water resources. The baseline information shows that Breckland is one of the driest Districts in England, is relatively dry in terms of annual rainfall and that the aquifer that underlies the District serves other areas as well as the District itself. The Water Cycle Study indicates that there is sufficient capacity to accommodate the planned level of growth.						
Mitigation Proposal: General support is given to the principles of water conservation through policies within the Local Plan. The inclusion of more water saving measures within the policies is restricted however through revisions to the national planning policy guidance and the impact on the overall viability of the development.						
SA Objective 3: Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Sustainable reuse of water limiting consumption	GEN 01, GEN 03, GEN 04, HOU 01, HOU 02, HOU 07, HOU 08, HOU 09, HOU 13, EC 01, EC 07	Positive	District Wide	Long Term	Permanent	Uncertain

SA Objective 3: Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Assessment: This sustainability objective has been included following comments from the Environment Agency. The policies within the document have been informed by the Water Cycle Study, and the findings in the updated Water Cycle Study and Strategic Flood Risk Assessment have informed amendments to policies.						
Mitigation Proposal: See mitigation comments for sustainability objective 2						
SA Objective 4: Minimise the production of waste and support the recycling of waste						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Landfill capacity exhausted through increased development	GEN 01, GEN 03, HOU 01, HOU 07, HOU 08, EC 01	Negative	District Wide	Long Term	Permanent	Uncertain
Assessment: New development will lead to an increased amount of waste, which will need to be dealt within the County. Norfolk County Council are the Minerals and Waste Authority for Norfolk and have produced a Minerals and Waste Core Strategy and Site Allocations DPD's.						
Mitigation Proposal: There is limited options for mitigating against an increase in waste through the Local Plan. The sustainability appraisal for the site allocations includes reference to the proximity of recycling centres to the sites.						
SA Objective 5: Reduce contributions to climate change and localised air pollution						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Increased levels of air pollution	GEN 01, GEN 03, GEN 04, GEN 05, HOU 01, HOU 02, HOU 03, HOU 04,	Positive and negative impacts	District Wide	Long Term	Permanent	Uncertain

SA Objective 5: Reduce contributions to climate change and localised air pollution						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
	HOU 05, HOU 07, HOU08, HOU 09, HOU 13, TR 01, TR 02, ENV 04, ENV 05, ENV 06, ENV 10, EC 01, EC04, EC 05, EC 06, EC 07, COM 02, COM 04					
<p>Assessment: 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 biodiversity or risk of flooding, whilst also being a local problem.</p> <p>Mitigation Proposal: The policies around the location of housing, employment and retail sites focus the majority of the development planned for Breckland on the key settlements, market towns and local service centre villages. This approach helps to mitigate against increased levels of car use by placing development in areas where there is access to public transport, in this regard the policies score positively against the sustainability objective. The housing policies for the smaller villages and hamlets have a negative impact, as there is unlikely to be public transport facilities available. Only limited numbers of houses are likely to come forward through these policies, therefore the negative impacts are likely to be minimised.</p>						

SA Objective 6: To adapt to climate change and avoid, reduce and manage flood risk						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Reduce risk of flooding to new and existing developments	GEN 01, GEN 03, GEN 04, HOU 01, HOU 02, HOU 03, HOU 07, ENV 02, ENV 04, ENV 05, ENV 09, EC 01, EC 05	Positive	District Wide	Long Term	Permanent	Uncertain

SA Objective 6: To adapt to climate change and avoid, reduce and manage flood risk						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Assessment: The evidence base for water and flood risk is included within the Water Cycle Study, Strategic Flood Risk Assessment and sequential test. These documents show that there is enough land available for development within the District without the need to build in area at risk of flooding.						
Mitigation Proposal: The preferred approach within the Local Plan is to provide a specific policy setting out the requirements from planning applications in relation to flood risk. In addition to this, it also requires development to mitigate against surface water flooding on-site through the use of Sustainable Drainage Systems.						
SA Objective 7: Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Number of sites protected for biodiversity and geodiversity. Expansion of habitats of importance to biodiversity.	GEN 01, GEN 04, HOU 01, HOU 02, HOU 07, HOU 08, ENV 01, ENV 02, ENV 03, ENV 04, ENV 05, ENV 06, EC 01, EC 04, EC 06, COM 03, INF 01	Positive and Negative Effects	District Wide	Long Term	Permanent	Uncertain
Assessment: Breckland contains a high number of important, European, National and Local sites, which have been protected for their biodiversity or geodiversity importance. The development requirements outlined in HOU 01 and EC 01 are likely to put pressure on undeveloped land for housing and employment development. However policies ENV02 and ENV 03 are designed to protect these features.						
Mitigation Proposal: The approach to the protection and enhancement of biodiversity and geodiversity in the context of the Local Plan has been assessed through the Habitats Regulations Assessment. The approach set out within the Local Plan seeks to protect and enhance designated biodiversity sites, however recognises that there will be loss of undeveloped land which is not subject to a European, national or local designation.						

SA Objective 8: Protect, enhance and increase Green Infrastructure in the District						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Number of sites which contribute to Green Infrastructure within the District.	GEN 01, GEN 04, HOU 01, HOU 02, HOU 07, HOU 08, ENV 01, ENV 02, ENV 03, ENV 04, ENV 05, ENV 06, EC 01, COM 03, INF 01	Positive Impacts	District Wide	Long Term	Permanent	Uncertain
Assessment: Breckland includes a number of sites which contribute towards biodiversity within the District. The policies have tried to incorporate green infrastructure wherever possible. The green infrastructure policy supports the delivery of green infrastructure through the planning process and attempts to mitigate against the loss of these sites.						
Mitigation Proposal: The mitigation approach to green infrastructure is to include a specific policy within the Local Plan, to ensure that it is fully considered through planning applications, protected from development on and enhancement are sought where possible.						

SA Objective 9: Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
New development provides quality environments that respond to local landscape townscape character	GEN 01, GEN 02, GEN 03, HOU 01, HOU 02, HOU 03, HOU 06, HOU 07, HOU 08, HOU 09, HOU 11, HOU 12, HOU 13, ENV 01, ENV 02, ENV 03, ENV 04, ENV 05, ENV 06, ENV 07, ENV 08, EC 01, EC 02, EC 04, EC 05, EC	Positive	District Wide	Long Term	Permanent	Uncertain

SA Objective 9: Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
	06, EC 08, COM 01, COM 02, COM 03, INF 01					
Assessment: Breckland has a diverse landscape and locally distinctive patterns of development. This diversity is an important characteristic of the area and has been assessed through the Landscape Character Assessment and also the Settlement Fringe Study.						
Mitigation Proposal: New development has the potential to impact upon the landscape and townscape of the District. In order to mitigate against the potential impact upon the landscape and townscape, this should be considered through the planning process. There is specific policies such as Design, which look at this, but a number of other policies also include a reference to it in the criteria for the assessment of applications. By embedding it into individual policies it is considered that this will increase the weight which can be given to it in the determination of planning applications.						

SA Objective 10: Conserve and where appropriate enhance the historic environment						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
The character of the historic environment is conserved and enhanced. Buildings with a historic value are conserved and enhanced.	GEN 01, GEN 02, GEN 03, HOU 01, HOU 02, HOU 03, HOU 05, HOU 07, HOU 08, HOU 09, HOU 12, ENV 01, ENV 04, ENV 06, ENV 07, ENV 08, EC 01, EC 04, EC 05, EC 08, COM 01, COM 02, COM 03, INF 01	Positive	District Wide	Medium to Long Term	Permanent	Uncertain

SA Objective 10: Conserve and where appropriate enhance the historic environment						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Assessment: The district has 50 conservation areas and over 1500 listed buildings. These historic features contribute greatly to the character of the District. New development in the form of residential, employment, tourism or infrastructure has the potential to impact upon Breckland's historic environment.						
Mitigation Proposal: The Local Plan includes two specific policies relating to the protection of the historic environment, one of which relating to designated heritage assets, and the other to non-designated heritage assets. The inclusion of localised policies will help to mitigate against proposals coming forward which could harm the historic environment. In addition to this a number of policies also include reference to the need to protect the historic environment, and add to the weight which can be given to the issue through the determination of planning applications.						
SA Objective 11: Improve the health and well being of the population						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Growth is located in areas where there is convenient access to healthcare and social facilities.	GEN 01, GEN 03, GEN 04, HOU 01, HOU 02, HOU 07, HOU 09, HOU 10, ENV 01, ENV 04, EC 01, EC 05, COM 01, COM 02	Positive	District Wide	Medium to Long Term	Permanent	Uncertain
Assessment: New development has the potential to impact upon the health and well being of the population in a number of different ways. Not only does the increase in population have impacts upon the capacity at local surgeries, new housing can impact upon health. Developments area also able to built in features such as pedestrian and cycle links which can improve health.						
Mitigation Proposal: Central to the Local Plan is ensuring that the population has good access to essential services and facilities. In general this takes the form of promoting significant development in areas which have these services in existence already, but also 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 essential to improving peoples health and well being across the District. The Local Plan includes a policy relating to healthy lifestyles and requiring development to incorporate health and well being into the design of the scheme.						

SA Objective 12: Reduce and Prevent Crime						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Reduction in the fear of crime through design quality	GEN 02, HOU 01, HOU 08, COM 01	Positive	Local	Medium Term	Permanent	Uncertain
Assessment: Whilst crime rates are not high in Breckland, this is something which is monitored through the baseline survey. The design of new developments can have an important role to play in both reducing crime and reducing the fear of crime within the District.						
Mitigation Proposal: Design quality will be assured through the development management function of the Council, in conjunction with the Police's Architectural Liaison Officer. The inclusion of two specific design policies within the Local Plan will help to achieve this aim. It will also be achieved through the approach to infrastructure which will include ensuring that public open space and transport routes are well lit and surveyed.						

SA Objective 13: Improve the quality and quantity of publicly accessible open space						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Open space is provided and protected in the District through new developments	GEN 01, GEN 02, GEN 03, GEN 04, GEN 05, HOU 01, HOU 02, HOU 03, HOU 04, HOU 05, HOU 07, HOU 08, HOU 12, HOU 13, ENV 01, ENV 02, ENV 04, ENV 06, EC 01, COM 01, COM 02, INF 02	Positive	District Wide	Short to Long Term	Permanent	Certain
Assessment: The evidence base for open space is provided through the Open Space Assessment and the parish Schedule. This shows that there is a significant deficit in open space within Breckland in relation to the size of the population. The assessment is based on the Fields In Trusts space standards for children's play areas and outdoor sports facilities.						

SA Objective 13: Improve the quality and quantity of publicly accessible open space						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Mitigation Proposal: The Local Plan includes a specific policy on open space and requires all net new dwellings to contribute towards open space. Sites of 25 dwellings or more will be required to provide on-site open space, whilst those for less than 25 will need to provide a financial contribution. This will be secured through a planning obligations, in accordance with the requirements of the Community Infrastructure Levy regulations. In addition to this the policy also seeks to protect existing open spaces from redevelopment.						
SA Objective 14: Improve the quality, range and accessibility of essential services and facilities						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Levels of service provision in rural settlements are maintain or improved. Essential services become more accessible Healthy and vibrant town centres to serve the needs of the District	GEN 01, GEN 03, GEN 04, GEN 05, HOU 01, HOU 02, HOU 03, HOU 05, HOU 07, HOU 08, TR 02, ENV 04, EC 01, EC 03, EC 05, EC 06, COM 04	Positive	District Wide	Short to Long Term	Temporary	Uncertain
Assessment: Maintaining access to services and facilities is an essential part of creating sustainable development within Breckland. Due to the size of the District and the limited levels of public transport provision, it is important to maintain existing services and facilities from re-development pressures. Furthermore, it is also important to direct development in areas where there is good public transport links.						
Mitigation Proposal: The Local Plan includes a specific policy on the protection of community facilities. It requires applications for the change of use of these facilities, to demonstrate that the use is no longer viable, this includes through the marketing of facilities at an appropriate value. This approach will be particularly important in the rural areas and local service centre villages. Furthermore, the policies seek to concentrate development in areas with better access to services and facilities.						

SA Objective 14: Improve the quality, range and accessibility of essential services and facilities						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
The Local Plan also supports the role of town centres within Breckland through policies allocating new development in these areas. In addition to this the policy also recommends a lower impact assessment threshold, which should secure the majority of retail developments towards the town centre. This is important not only in maintaining the vitality and viability of the District, but also in directing development to areas where there is public transport accessibility.						
SA Objective 15: Redress inequalities related to age, gender, disability, race, faith, location and income						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Sufficient housing is secured for all in need Income inequalities are reduced by providing affordable housing Encouraged diversity of employment Essential services become more accessible	GEN 01, GEN 02, GEN 03, GEN 04, HOU 01, HOU 02, HOU 03, HOU 07, HOU 08, HOU 09, HOU 10, HOU 14, ENV 04, EC 01, EC 02, EC 05, COM 02, COM 04	Positive	Local/District Wide	Medium to Long Term	Permanent	Uncertain
Assessment: There are a number of inequalities within the District which the Local Plan can seek to address. Inequalities, can include access to housing (both private and affordable) for different groups within the community. It can also include access to essential services and facilities, for instance those on lower incomes are likely to find it harder to access services and facilities in the rural area. The Local Plan includes a range of policies which will help to tackle these issues.						
Mitigation Proposal: The housing target for Breckland has been set based on the findings of the Central Norfolk Strategic Housing Market Assessment. This has assessed the housing needs for all groups within Breckland and has been used to set the annual housing target. In addition to this it has also provided the affordable housing requirement.						

SA Objective 15: Redress inequalities related to age, gender, disability, race, faith, location and income						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
The Local Plan includes a specific policy on the protection of community facilities. It requires applications for the change of use of these facilities, to demonstrate that the use is no longer viable, this includes through the marketing of facilities at an appropriate value. This approach will be particularly important in the rural areas and local service centre villages, helping to ensure the rural population is served by local facilities.						
SA Objective 16: Ensure all groups have access to affordable, decent and appropriate housing that meets their needs						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Sufficient housing is secured for all in need Increased stock of affordable homes Greater provision of affordable housing in rural areas	GEN 01, GEN 03, GEN 04, GEN 05, HOU 01, HOU 02, HOU 03, HOU 04, HOU 05, HOU 06, HOU 07, HOU 08, HOU 09, HOU 10, HOU 11, HOU 12, HOU 13, HOU 14, ENV 03, ENV 05, ENV 08, ENV 09, EC 01, EC 03, COM 01, COM 02, COM 03, INF 02	Positive	District Wide	Long Tern	Permanent	Certain
Assessment: The Central Norfolk Housing Market Assessment has assessed the affordable housing requirement within Breckland, based on the level of need of the population within the housing market area. There are a number of policies within the Local Plan which will have a positive impact on affordable housing provision, with all new major developments being expected to provide affordable housing. Some of the environmental policies have the potential to have a negative impact on the achievement of this sustainability objective as they restrict the area where new housing can be developed.						
Mitigation Proposal: The policy seeks to secure affordable housing on-site for all major applications. This will help to meet the affordable housing need identified through the Central Norfolk Strategic Housing Market Assessment. In the rural areas, the Local Plan also includes a						

SA Objective 16: Ensure all groups have access to affordable, decent and appropriate housing that meets their needs						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
policy around the delivery of rural affordable housing exception site. These sites have an important role in delivering affordable housing to areas outside of the locational strategy.						

SA Objective 17: Increase the vitality and viability of existing town centres						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
The vitality and viability of town centres is sustained and enhanced	GEN 01, GEN 02, GEN 03, GEN 04, HOU 01, HOU 02, ENV 01, ENV 07, EC 01, EC 03, EC 05, EC 06, EC 07, EC 08, COM 01	Positive	Local	Medium Term	Permanent	Uncertain

Assessment: The approach to town centres has been informed by the Retail and Town Centre Study 2014 and the addendum, which has included providing new convenience and comparison requirements for the plan period within the District's market towns. In addition to new developments, improving the vitality and viability of the market towns also includes consideration of the aesthetics of the town centre, making it a more attractive area where people want to spend time.

Mitigation Proposal: Town centre growth is supported through policies within the Local Plan. This will be delivered through the development management process and needs to be coupled with new housing growth in appropriate locations with linkages to the town centre.

SA Objective 18: Help people gain access to satisfying work appropriate to their skills, potential and place of residence						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
A better range of employment opportunities	GEN 01, GEN 03, GEN 04, HOU 01, HOU 02, HOU 07,	Positive	District Wide	Long Term	Permanent	Uncertain

SA Objective 18: Help people gain access to satisfying work appropriate to their skills, potential and place of residence						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Strong economic growth resulting from diversification of employment opportunities Housing of an appropriate affordability in terms of size, type and tenure to help enable employment opportunities,	HOU 08, HOU 12, EC 01, EC 02, EC 03, EC 04, EC 05, EC 06, EC 07, COM 03, INF 01					
Assessment: The policies around employment provision have been informed by the Employment Growth Study 2013. This has assessed the level of employment growth required within the District over the plan period. In addition to this it has also looked at the existing general employment areas within Breckland and consider whether they remain fit for purpose going forward. The document has recommended the need for further employment land within the District over the plan period. It also shows the role the rural areas plays in supporting the economy.						
Mitigation Proposal: The Local Plan aims to secure employment growth through the allocation of general employment land. The policies in the Local Plan seeks to protect these sites for B class uses. It does also recognise the need in certain instances for employment development to be located outside of general employment areas, this supports the issues noted within the employment growth study.						
SA Objective 19: Improve the efficiency, competitiveness and adaptability of the local economy						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
Strong economic growth resulting from diversification of employment opportunities Sustained employment growth	GEN 01, GEN 02, GEN 03, GEN 04, HOU 01, HOU 02, HOU 07, HOU 08, HOU 12, HOU 13, HOU 14, ENV 01,	Positive	District Wide	Medium term	Permanent	Uncertain

SA Objective 19: Improve the efficiency, competitiveness and adaptability of the local economy						
Effect	Policy	Positive/Negative Impact upon Baseline	Spatial Extent	Duration (Short/Medium/Long term)	Is the effect temporary or permanent	Probability of Occurrence
	ENV 05, ENV 08, EC 01, EC 02, EC 03, EC 04, EC 05, EC 06, EC 07, COM 01, COM 03, INF 01					
<p>Assessment: The policies around employment provision have been informed by the Employment Growth Study 2013. This has assessed the level of employment growth required within the District over the plan period. In addition to this it has also looked at the existing general employment areas within Breckland and consider whether they remain fit for purpose going forward.</p>						
<p>Mitigation Proposal: The Local Plan supports the delivery of employment development throughout the District. It seeks to focus the majority of employment development on the market towns, where there are opportunities for people to access employment through means other than car use. Policies in the Local Plan also recognise the role of the rural economy, including tourism and policies support this.</p>						

8 Proposals for Monitoring

8.1 The current baseline data table in 9 'District Wide Baseline Data' includes a significant number of indicators defined in national, regional and local indicators developed to aid the appraisal of the Local Plan. Each of these indicators has been used to build up a picture of the District's social, environmental and economic characteristics. Although each of these are valuable in expressing the District's performance, the annual assessment of each indicator would result in considerable, effort, resources and substantial new monitoring. In addition many of these indicators cannot be monitored annually as they are only available from external sources, such as the census.

8.2 Therefore, in order to provide a more manageable monitoring requirement, a reduced number of indicators have been selected to provide monitoring of the 19 SA objectives. These will be updated annually and included with the production of the Annual Monitoring Report (AMR). The findings of these indicators will help to measure how well the plan contributes to sustainable development and inform future reviews of plans and policies. The following table illustrates these indicators against their relevant SA objectives:

No.	SA Objective	Headline Monitoring Indicator
1	Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for future generations	% of dwellings completed on previously developed land
		Density of new developments
		% of employment use development completed on previously developed land
		% of retail use development completed on previously developed land
2	Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality	Levels of water abstracted
3	Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality	Average household water consumption (ltr/head/day)
4	Minimise waste production and support the recycling of waste	% of household waste which is recycle and composted
5	Reduce contributions to climate change and localised air pollution	Average distance travelled to work
6	To adapt to climate change and avoid , reduce and manage flood risk	Ha of new development permitted in areas at risk of flooding.
		Number of new developments permitted contrary to Environment Agency advice
7	Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity	Condition of SSSI (% of sites in favourable condition)

No.	SA Objective	Headline Monitoring Indicator
8	Protect, enhance and increase green infrastructure within the District	Ha of green infrastructure provided
9	Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character	Ha of development within the Conservation Area
10	Conserve and where appropriate enhance the historic environment	Permissions granted contrary to the advice of Historic England/Conservation Officer
11	Improve the health and well being of the population	Access to essential services and facilities
12	Reduce and prevent crime	Recorded crimes per 1000 population
13	Improve the quality and quantity of publicly accessible open space	Area of open space provided through the planning system
14	Improve the quality and quantity of accessible services and facilities	A class floorspace
		Access to essential services and facilities
15	Redress inequalities related to age, gender, disability, race, faith, location and income	Number of affordable dwellings built
		New community facilities built
16	Ensure all groups have access to affordable, decent and appropriate housing that meets their needs	Net number of new houses built
		Net new affordable houses built
		Number of gypsy and travellers pitches delivered
17	Increase the viability and vitality of existing town centres	Number of vacant retail units
18	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Employment by place of residence %
		Number of people on the claimant count
19	Improve the efficiency, competitiveness and adaptability of the local economy	Employment land available
		Employment land developed
		Economic activity rate

Table 8.1 Objectives and Indicators for Monitoring

9 Next Steps

9.1 This sustainability appraisal assesses the policies within the Local Plan Pre-Submission document. The process of assessing the Local Plan policies and site allocations is largely complete at this stage but it may be necessary to assess any further changes to the final plan if these are proposed as main modifications during the Examination.

9 District Wide Baseline Data

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts upon the environment and safeguard resource for the future generations	% of dwellings completed on previously developed (brownfield) land.	2016	4.7%			Much of the future growth of Breckland is to be on greenfield land. Future reduction of PDL as a result of limited remaining brownfield land within the District and the brownfield definition change to no longer include back gardens.	Breckland Annual Monitoring Report 2014/15
		2015	44.81%				
		2014	34.58%				
		2013	55.9%				
		2012	62.4%				
2. Limit water consumption to the capacity of natural processes and storage systems	Company estimates of average household consumption (l/head/d).	2010	145 (Anglian 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.	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.	www.ofwat.gov.uk Service and delivery - performance of the water companies in England and Wales annual report, supporting information. (No information available post 2009/10 - Updated 20/10/2015)
		2009	147 (Anglian Water)	146 (Industry Average for England and Wales)			
		2008	150 (Anglian Water)	147 (Industry Average for England and Wales)			
		2007	146 (Anglian Water)	148 (Industry Average for England and Wales)			
	Estimated abstractions from all surface and ground waters (Ml/day) (total).	2010		54,452 (England and Wales)		Historic abstractions from all surface and ground waters have risen from 1995 due to societal demands, population increase.	www.defra.gov.uk (No information available post 2010 - updated 26/10/2015)
		2009		54,250 (England and Wales)			
		2008	7,108 (Anglian Water)	54,925 (England and Wales)			

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality		2007	7,722 (Anglian Water)	57,820 (England and Wales)		changing in household patterns and climate change. However, abstractions appear to be in decline as a result of efficiency measures and legislation.	
		2006	7,751 (Anglia Water)	59,752 (England and Wales)		National figure is for England and Wales.	
	% rivers graded as good and very good biological quality - % length (GQA).	2008	92.81	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	75.3			
		2006	90.64	74.1			
	% rivers graded as fair biological quality - percentage length (GQA)	2008	0	5.3			
		2007	0	5.5			
		2006	0	5.7			
	% rivers graded as good and very good chemical quality - percentage length (GQA)	2008	70.64	81.8		Chemical water quality is generally increasing. National figure is for England and Wales.	
		2007	67.14	94.5			
		2006	64.39	93.7			
	% of rivers in fair chemical quality - percentage length (GQA)	2008	4.56	5.1			
		2007	0.94	5.9			
		2006	8.49	6.9			
	Total (net) Greenhouse Gas Emissions (Carbon Dioxide emissions in brackets)	2013		568.3 (467.5)	The UK target is to reduce greenhouse gas emissions by 20% compared to the 1990 baseline as set out by the Kyoto Protocol. The Climate Change Act of 2008 established a long-term, legally-binding framework committing	As of 27 May 2015 it was stated that the UK has reduced emissions by 30% (DECC, 2015). Between 1990 and 2009 the sectors contributing most to the decline were Industrial	Department of Energy & Climate Change (DECC) and Government Statistics. Documents used include the following: https://decc.blog.gov.uk/2015/05/27/energy-climate-change-and-the-queens-speech/ http://data.thebritainers.gov.uk/2012/1716421/www.decc.gov.uk/assets/decc/statistics/energy/04/gghn/energy-sectordat https://www.gov.uk/government/statistics/final-uk-emissions-estimates https://www.gov.uk/government/statistics/uk-bca/authorily-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013
		2012		582.2 (476.3)			
		2011		566.2 (457.5)			

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
					the UK to a reduction of at least 80% below the 1990 baseline by 2050 with an interim target of 34% by 2020.	Processes and Waste Management. Industrial Process emissions decreased by 81% due to plant closures and equipment improvements. Waste Management emissions decreased by 70% due to methane recovery and landfill sites. During this same period the only sector that did not show a decrease in emissions was the Transport sector, which increased by 0.1%.	(Updated 20/10/2015)
	Generation of electricity from renewable sources, (GWh)	2014		64,654	The 2009 Renewable Energy Directive sets a target for the UK to achieve 15% of its energy consumption from renewable sources by 2020.	As of June 2009, the East of England remains the leading region for the generation of renewable electricity. It has now passed its first 500MW of installed capacity, with some 508MW built counting both on and off-shore sources.	Information Renewable energy in 2011: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/656265/renewable-energy-2011-eta-163.pdf Renewable energy in 2012: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/208607/renewable_energy_in_2012.pdf Renewable energy in 2013: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/323358/Renewable_energy_in_2013.pdf Renewable energy in 2014: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/437953/Renewable_energy_in_2014.Pdf (Updated 20/10/2015)
		2013		53,667			
		2012		41,258			
		2011		34,410			
	Installed capacity of sites generating electricity from renewable	2014		24,623			
		2013		19,801			
		2012		15,515			
	Sources (MW)	2011		12,309.7			
	Annual average concentration of nitrogen dioxide (µg/m3)	2015	Highest concentrations are in Cities and Towns.				For detailed information visit the Environment Agency website: What's in your backyard? The data is updated annually.

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
	No of days when fine particle concentration found to be in bandings 'moderate' or 'higher' (PM10)	2015					(Updated 20/10/2015)
	% households with at least one car or van	2011	83.1	74.4 (England and Wales)	No set target		2011 Census
		2001	83.09	73.22 (England and Wales)	No set target		2001 Census
	% of persons driving to work by car or van	2001	70.1	55.23 (England and Wales)	No specific targets exist although there is a target for a general decrease in single occupancy car usage.		2001 Census
	Average distance travelled to fixed place of work (km)	2001	17.87	13.31 (England and Wales)	No specific targets exist, although the aim would be to reduce the distance travelled to fixed place of work.	Theftord has a lower average commuting distance than the rest of the district, region and country.	2001 Census
	Amount of CO2 from Road Traffic - Kt	2007	424		See NI186 for targets	In 2007, out of all the Districts in Norfolk, Breckland had the highest figures, closely followed by South Norfolk.	DECC.
		2006	420				
		2005	431				
	% CO2 from Road Traffic	2007	43%			In Norfolk, in 2007, Breckland had the second highest %. South Norfolk had the highest.	

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
	Per Capita CO2 emissions from Road Traffic Kt	2007	3.26	90% higher than UK Per Capita		Breckland is second to South Norfolk. When compared to the rest of the region and UK, Breckland's per capita emissions from transport are much higher.	
4. Minimise waste production and support the recycling of waste	% of household waste collected which is recycled and composted.	2013	37%				
		2009	41.79% (12.89% composted)	37 (England)	BDC target of 42% for 09/10	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	42.44% (11.6% composted)	34.5 (England)			
		2007	39.3 % (11.1% of this is composting)	31 (England)			
5. Reduce contributions to climate change and localised air pollution	Percentage of people travelling over 10km to work	2011	Data not yet released				Census
		2001	42%	29% (England)			
6. To adapt to climate change and avoid, reduce and manage flood risk	Planning applications approved against Environment Agency advice (or objection) on flood risk grounds.	2016	1				
		2009	3	No data	Environment Agency's aim would be for such decisions to be as few as possible.	Breckland has three applications approved contrary to EA advice.	Gov.UKwebsite. High Level Target 5: Development and flood risk in England.
		2008	0	115 (Minor and Major Development)			
		2007	0	106			

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source	
7. Protect, conserve and enhance and expand biodiversity	% of SSSI areas in favourable condition			(Minor and Major Development)				
		2016	43%		95% of SSSI land to be favourable or recovering condition by 2010. (Defra)	Breckland condition of SSSI's has stayed the same and exceeds the national Information taken from Natural England. Historic data cannot be generated on the Natural England website. (Updated 26/10/2015) statistics as a whole		
		2015	44%	37.5%				
		2014	44%					
		2013	45%					
		2012	45%					
		2011	46%					
	% of area unfavourable or recovering condition	2016	48%					
		2015	48%	58.19%				
		2014	46%					
		2013	44%					
		2012	42%					
	% of areas unfavourable or no change condition	2011	42%					
		2016	6%					
		2015	6%	2.44%				
		2014	5%					
		2013	8%					
	% of area in unfavourable or declining condition	2012	10%					
		2011	9%					
		2016	3%					
		2015	2%	1.72%				
		2014	5%					
		2013	3%					
		2012	3%					
		2011	3%					
		2016	0%					

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
	% of area destroyed or part destroyed condition	2015	0%	0.03%			
		2014	0%				
		2013	0%				
		2012	0%				
		2011	0%				
	Number SPA	2016	1				
		2015	1	83			
		2014	1				
		2013	1				
	Number of SAC	2016	4				
		2015	4	254			
		2014	4				
		2013	4				
	Number of Ramsar Sites	2016	1				
		2015	1	72			
		2014	1				
		2013	1				
	Change in number and area of designated geological SSSIs and RIGS	2015	0		No set target.	There are 2 RIG in Breckland: Newton by Castle Acre chalk pit - GR TF 837149. Gt Hockham erratic boulder - GR TL 953924.	Norfolk Geodiversity Partnership
		2009	0	1			
		2008	0	3			
		2007	1	-6			
	Number of churning male nightjars	2004	351	4606 (UK) (95% confidence level)	National Achieve an increase in the number of churning males to 4800 by 2016.	Breckland figures are for the number of recorded churning males in the Breckland SPA -	www.norfolkbiiversity.org www.ukbap.org.uk RSPB

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
					<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> <p>Norfolk</p> <p>Maintain as a minimum 313 breeding pairs of nightjar in Norfolk in the existing 2004 range of 14 ten km squares.</p> <p>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>	note that some areas were subject to greater survey efforts than others.	
	Number of Stone Curlews Breeding Pairs.	2009	230 (including an estimate for Thetford)	354 (England)	<p>National</p> <p>Increase the breeding population in the present UK range to 200 pairs by 2000 and 300 pairs by 2010.</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	www.norfolkbiodiversity.org www.ukbap.org.uk RSPB
		2008	216	351 (England)			

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
		2007	206	347 (England)	<p>Encourage recolonisation of the past breeding range.</p> <p>Increase the population breeding on semi-natural grassland to 120 pairs by 2000.</p> <p>Norfolk</p> <p>Maintain the breeding population in Breckland (Norfolk as well as Suffolk) at no fewer than 172 pairs.</p> <p>Increase the breeding population in Norfolk and Suffolk to at least 225 pairs by 2010.</p> <p>Maintain a minimum of 7 breeding pairs in North Norfolk with a target of 15 breeding pairs by 2010.</p> <p>Consolidate and increase the protection, range and numbers of birds in the north-west Norfolk population.</p> <p>Encourage the re-colonisation of the past breeding range in Norfolk and Suffolk.</p> <p>Increase the proportion of population nesting on semi-natural grasslands and grass heaths to 20% where they would be less reliant on intervention and less susceptible to any future changes in farming practice.</p>	<p>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>Thetford area and Breckland figures are a minimum as area north of A1066 not monitored in recent years.</p>	

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
					Maintain a minimum productivity of 0.70 fledged chick per pair by intervention on arable and reserve management where appropriate.		
	Number of Woodlark	2006	470 (95% confidence level) (The Brecks)	3064 (95% confidence level) (England)	<p>National</p> <p>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).</p> <p>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</p> <p>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.	

Objective	Indicator	Date	Breckland	National	Target	Local Trend/Assessment	Data source
8. Protect, enhance and increase Green Infrastructure within the District	Ha of Green Infrastructure provided with new developments	No data recorded to date. Monitoring required.					
9. Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Development meeting Building for Life Standards.	No data recorded to date. Monitoring required Start April 2009.			No target	N/a	N/a
10. Conserve and where appropriate, enhance the historic environment	Number of listed buildings (all grades)	2015	1536		No set target	N/a	Historic Buildings Team
		2009	1530				
	Total number of designated conservation areas	2015	50				Historic Buildings Team
	Number of Listed Buildings at Risk (all grades)	2016	25				
		2015	31				Historic England
		2009	28				
		2008	28				
		2007	29				

Table 9.1

Social Baseline

Objective	Indicator	Date	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
11. Improve the health and well being of the population	Total population	2011	131,000	582,400	56,075,900	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 & 2011
		2001	121,418	538,140	52,041,916 (England and Wales)			
Life Expectancy		2015	80.2 (m) 83.8 (f)	80.3 (m) 83.8 (f)	79.4 (m) 83.1 (f)	No set target. (National figures for England).	General increase in life expectancy.	www.apho.org.uk
			80.0 (m) 83.8 (f)	80.1 (m) 83.7 (f)	79.2 (m) 83.0 (f)			
		2013	79.5 (m) 83.3 (f)	79.6 (m)	78.6 (m) 82.6 (f)			

Objective	Indicator	Date	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
				83.2 (f)				
		2012	79.5 (m) 83.3 (f)	79.6 (m) 83.2 (f)	78.6 (m) 82.6 (f)			
	Obese Adults (%)	2009	29.1	No data	23.6	General target is to reduce incidences.	General increase in obesity in adults.	
		2008	29.1		23.6			
		2007	24.8		21.8			
	Obesity among primary school aged children in reception year (%)	2015	8.6	No data	9.5	(National Figures for England)	General increase in obesity in year 6 children.	
		2014	8.8		9.3			
		2013	9.0		9.5			
		2012	9.6		9.4			
		2011	8.8		9.8			
	Mortality from Heart Disease and Stroke. Directly age standardised rate per 100,000 population under 75 years of age.	2011-13	67.4	69.9	78.2		General decrease in % of incidence.	
		2010-12	70.4	72.6	81.1			
		2009-11	70.4	75	84.4			
12. Reduce and prevent crime	All recorded crimes. Number/Rate per 1,000 population	2010/11	5490	259655	4,150,097	No set target but general aim to have a reduction in crime.	All crime rates are reducing.	Norfolk Constabulary

Objective	Indicator	Date	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
Rates use mid year population estimates given above.	Dwelling burglary. Number/Rate per 1,000 population	2010/11	1.39	3.73	4.67		Breckland's rates are below regional and national averages. There are pockets of higher crime rates within Breckland.	
	Vehicle crime. Number/Rate per 1,000 population	2010/11	3.74	6.58	8.14			
	Violent crime	Apr-Jun 2015	4.64					
	Number/Rate per 1,000 population	Jul- Sep 2014	3.96					
		2010/11	8.72	12.12	14.88			
13. Improve the quality and quantity of publicly accessible open space	Provision of outdoor playing space compared to NPFA standard	2015	-53.6ha	No data	No data	All dwellings in major housing areas must be within 1.2km of outdoor sports areas. In terms of children's play areas, all dwellings in housing areas should be within 100m of a LAP, 400m	There is an under provision within the majority of the district.	Breckland District Council – Open Space Assessment 2007 & 2010 & 2015
		2007	-111.2ha	No data	No data			

Objective	Indicator	Date	Breckland	East of England	National	Target	Local Trend/Assessment	Data source
14. Improve the quality, range and accessibility of essential	Households with difficulty accessing corner shops/supermarkets. Post Office, Doctor/Hospital.	2011	No data	No data	No data	No target	The majority of dwellings within the District are located within 30 minutes public transport time of a GP's surgery	Census
		2001	93.86% of houses within 30minutes public transport of a GP	No data	No data			
	Area of A1 Class land use developed per year.	2013/2014	1163.15	No data	No data	No target.	The level of A1 floorspace within Breckland has stayed relatively stable in recent years.	Breckland Annual Monitoring Report
		2012/2013	-1346.15			A1 floorspace should be maximised within designated town centres		
		2011/2012	383.65					

Table 9.2

15. Redress inequalities relating to age, gender, disability, race, faith,	Index of multiple deprivation average score	2015	19,789	N/A	Decrease Breckland's rank in index of multiple deprivation	Ranking from 1 (most deprived in England) to 354 (least deprived in England). Breckland has pockets of deprivation but averages	The English Indices of Deprivation by CLG
		2010					
		2007	15.30				
		2004	14.48				
	Rank of average score	2015	142				

location and income.		2010	187				favourably. Its ranking has increased since 2004.		
		2007	213						
		2004	222						
		2015	164						
	Rank of Local Concentration	2010	204						
		2007	218						
		2004	232						
		2015	155						
	Rank of income scale	2010	157						
		2007	159						
		2004	176						
		2015	143						
	Rank of employment scale	2010	165						
		2007	178						
		2004	190						
		2015	143						
	% Households in Fuel Poverty	2013	8.5%					Decrease in the percentage of people with fuel poverty.	A household is said to be in fuel poverty if it needs to spend 10% of its income on
		2010	19.5%						
									Fuel poverty statistics www.gov.uk

	2006	16%				fuel to maintain an adequate standard of warmth. This is usually defined as 21 degrees for the main living room and 18 degrees for other rooms. There appears to be an decrease in fuel poverty since 2010.	
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Table 9.3

16. Ensure all groups have access to affordable, decent and appropriate housing.	Number of new houses built (net)	2015/16	619				Seek delivery of new houses in accordance with requirements of the Core Strategy and emerging Local Plan.	More recent data unavailable. The economic downturn is likely to have had an effect on numbers.	BDC and EERA Annual Monitoring Report. EEERA has now been dissolved.
		2014/15	491						
		2013/14	425						
		2012/13	329						
		2011/12	346						
	Number dwellings Completed that are 'affordable' Affordable in Breckland monitoring context is homes provided through RSL.	2015/16	129				Adopted 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	BDC and EERA Annual Monitoring Report. EEERA has now been dissolved.
		2014/15	92						
		2013/14	71						
		2012/13	86						
		2011/12	68						

										figures are likely to increase.		Annual Monitoring Report 2014/15 & Land Registry House Price Index (Feb 2013) http://www.landregistry.gov.uk/public/house-prices-and-sales
Average House Price (£)	Jan 17	£204							To build more affordable and low cost homes	Note that these figures are averages across all types of dwellings.		
	2014/15	£200										
	2013/14	£196										
	2012/13	£197										
	2011/12	£198					£203,535	£238,293				

Table 9.4

Economic Baseline

Objective	Indicator	Date	Breckland	East of England	England & Wales	Target	Local Trend/Assessment	Data source
17. Increase vitality and viability of existing town centres	Vacant retail floor space on town centres (sq m)	2015/16	2,976.41			Reduce number of vacant retail units and 'dead' shop frontages.	Higher order shopping centres outside the District attract shoppers from within Breckland which result in leakage of expenditure away from the District.	Breckland Annual Monitoring Report.
		2014/15	N/A					
		2013/14	5,050.86					
		2012/13	4,974.90					
		2011/12	5,803.52					
	Change in floorspace (sqm) of A Class units	2015/16	2,185.11			Current Core Strategy Policy is to guide changes to try and make sure there is a maximum amount of A1 on primary frontages and retail uses on secondary frontages.	Figures refer to changes in area used as an A class use compared to the previous year.	Breckland Annual Monitoring Report.
		2014/15	N/A					
		2013/14	794.14					
		2012/13	171.62					
		2011/12	86.49					
		2011/12	34.49					
18. Help people gain access to satisfying work appropriate to their skills,	% of Key Stage 4 (GCSE) 5+ Passes at A-C inc Eng & Maths	2010/11	49	59	58	No specific target other than as many as possible.		NCC Child services
		2009/10	51	56	55			
		2008/9	48	52	50			

Objective	Indicator	Date	Breckland	East of England	England & Wales	Target	Local Trend/Assessment	Data source
potential and place of residence		2007/8	48	50	48			
		2006/7	46	48	46			
	Gross Weekly pay. Full time (£)	2016	460.8	569.4	541.0	No target	Breckland's figures are less than regional and national figures.	www.nomisweb.co.uk
		2014	450.9	539.1	520.8			
		2013	442.8	543.5	517.9			
		2012	448.1	531.4	508.3			
		2011	421.5	525.0	500.2			
	Hourly pay. Full time. (£)	2016	10.94	14.3	13.66			
		2014	10.29	13.62	13.15			
		2013	10.29	13.69	13.08			
		2012	10.44	13.34	12.80			
		2011	9.74	13.14	12.62			
	Job Seekers Allowance Claimants. % is a proportion of resident working age population.	March 2017	1.2%	1.4%	2.0% (GB)	No target	The number of JSA claimants has decreased since peaking in February 2012.	www.nomisweb.co.uk
		Aug 2015	0.9%	1.2%	1.7% (GB)			
		Feb 2015	1.3%	1.5%	2.0% (GB)			
		Aug 2014	1.5%	1.7%	2.3% (GB)			
		Feb 2014	2.3%	2.3%	3.0% (GB)			
		Aug 2013	2.4%	2.6%	3.3% (GB)			
		Feb 2013	3.0%	3.2%	3.9% (GB)			
		Aug 2012	2.8%	3.0%	3.8% (GB)			
		Feb 2012	3.2%	3.4%	4.1% (GB)			
		Aug 2011	2.8%	3.1%	3.8% (GB)			

Objective	Indicator	Date	Breckland	East of England	England & Wales	Target	Local Trend/Assessment	Data source
19. Improve the efficiency, competitiveness and adaptability of the local economy.	VAT registered businesses: registrations deregistrations (% of end of year stock)	Feb 2011	2.8%	3.0%	3.7% (GB)	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
		2007	6.8 6.3	9.6 7.2	10.2 7.3			
		2006	7.7 5.6	8.9 7.1	9.4 7.4			
		2005	8.0 5.8	9.3 7.2	9.6 7.9			
		2004	8.29 5.6	9.4 7.9	9.9 8.2			

Table 9.5

11 Assessment of Strategic Objectives

	Land, water and Soil Resources		
Strategic Objectives (summary of each objective)	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
Development in the right Place			
1. Contribute to sustainable development	<p>+/-</p> <p>Vision states Breckland will be developed in a sustainable manner. The % of dwellings completed on brownfield land has increased since 2003, from 38.9% to 85.4% (CSSA). Inevitably some loss of undeveloped land, although land is of poor quality (CSSA - DEFRA).</p> <p>Although inevitable loss of Greenfield land across the district.</p>	<p>+</p> <p>Vision states improvement in quality of life (i.e. water quality). Water conservation measures are encouraged, resulting in more limited consumption.</p>	<p>+</p> <p>Vision states improvement in quality of life (i.e. water quality)</p>
2. Use of already developed land, buildings and natural resources;	<p>++</p> <p>Efficient land planning.</p>	<p>+/-</p> <p>Efficient use of natural resources implies conserving water resources. However, there has been a steady increase in the household consumption of water (CSSA – www.ofwat.gov.uk)</p>	<p>Efficient use of natural resources implies conserving water resources.</p>

	Land, water and Soil Resources		
Strategic Objectives (summary of each objective)	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
3. Development is focused where services are available, and facilities supported;	+ Focused development implies minimising loss of undeveloped land, although may involve developing on agricultural land.	0/+	
Meeting the Housing needs			
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	+ Uses previously developed land in urban areas, whilst recognising small scale development is necessary in rural areas. No mention of recycling/reusing.	0 Particularly good relationship between Plan and housing/economic sustainability objectives. Coupled with this is the the overall development strategy of seeking to balance this housing and employment, with focused growth in market towns.	0
5. Support the development of a variety of decent, affordable housing	0	0	0
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	0	0/+	0/+
A Strong Economy			

	Land, water and Soil Resources		
Strategic Objectives (summary of each objective)	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged, skills are developed and retained and new and existing businesses are supported;	+ Growth sustainable locations, hence reduce loss of undeveloped land.	0	0
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	0	0	0
9. Provide sufficient number and variety of employment locations and opportunities	0	/+ Qualities of environment not damaged i.e. water quality	/+ Qualities of environment not damaged i.e. water quality
10. Promote the vitality and viability of town centres, including the night time economy	0	0	0
11. Provide for improved broadband connections,	0	0	0
A Rich Environment			
12. Contribute to the positive management of change while protecting the existing environment;	+	0	0
13. Promote a safe and healthy environment;,,	+ +	++	++

	Land, water and Soil Resources		
Strategic Objectives (summary of each objective)	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.
14. Protect, conserve and enhance the natural environment and valuing green infrastructure	++	+	+
15. Protection of key habitats for protected species;	+	+	0
		Biological and chemical water quality is increasing (CSSA – Environment Agency)	
Thriving Communities			
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	0	++	++
17. To protect and enhance community facilities and services and maximise accessibility to them;	0	+	+
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	0	0	0

Table 11.1

Sustainability Objectives	Climate change and air pollution		
Strategic Objectives	4: Minimise the production of waste and support the recycling of waste.	5. Reduce contributions to climate change and localised air pollution.	6. To adapt to climate change and avoid, reduce and manage flood risk.
Development in the right Place			
1. Contribute to sustainable development	<p>+/-</p> <p>Recycling rates compare very well with national figures (CSSA – District Monitoring and DEFRA). Currently a reduction in domestic waste going to landfill.</p> <p>Although potential for exhaustion of landfill capacity through increased development.</p>	<p>++</p> <p>Evidence suggest a reduction in CO₂ emissions (CSSA – Norfolk Data Observatory). Large generation of electricity is provided by renewable sources in this area.</p>	<p>+/-</p> <p>Potential for increase of flooding.</p>
2. Use of already developed land, buildings and natural resources;	<p>++</p>	<p>-</p> <p>Any development is likely to increase emissions.</p>	<p>++</p> <p>Not adding any more impermeable land.</p>
3. Development is focused where services are available, and facilities supported;	<p>+</p>	<p>-</p> <p>Same as above</p>	<p>+</p>
Meeting the Housing needs			
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	<p>+</p>	<p>0/-</p>	<p>+</p>

Sustainability Objectives	Climate change and air pollution		
Strategic Objectives	4: Minimise the production of waste and support the recycling of waste.	5. Reduce contributions to climate change and localised air pollution.	6. To adapt to climate change and avoid, reduce and manage flood risk.
5. Support the development of a variety of decent, affordable housing	0	0	0
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	+	+ High quality design such as setting technical design standards.	++
A Strong Economy			
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged, skills are developed and retained and new and existing businesses are supported;	0	0	+
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	0	-/+ Air quality worsened as a result of increase in use of A11 and A47, depending upon traffic flows.	0
9. Provide sufficient number and variety of employment locations and opportunities	0/+	- Some environmental damage inevitable.	0
10. Promote the vitality and viability of town centres, including the night time economy	0	0	0
11. Provide for improved broadband connections,	0	0	0
A Rich Environment			

Sustainability Objectives	Climate change and air pollution		
Strategic Objectives	4: Minimise the production of waste and support the recycling of waste.	5. Reduce contributions to climate change and localised air pollution.	6. To adapt to climate change and avoid, reduce and manage flood risk.
12. Contribute to the positive management of change while protecting the existing environment;	0	0	+
13. Promote a safe and healthy environment;,,	++	+	++
14. Protect, conserve and enhance the natural environment and valuing green infrastructure	+	+/- Some increase in emissions will be inevitable.	++
15. Protection of key habitats for protected species;	0	0	+
Thriving Communities			
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	0	+	0
17. To protect and enhance community facilities and services and maximise accessibility to them;	+	0	0
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	0	0	0

Table 11.2

Sustainability Objectives	Biodiversity		Cultural heritage and landscape	
Strategic Objectives	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	8. Protect, enhance and increase Green Infrastructure in the District.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	10. Conserve and where appropriate enhance the historic environment.
Development in the right Place				
1. Contribute to sustainable development	+/-	++	0	+ Acknowledged in the Vision that built heritage will be prized.
2. Use of already developed land, buildings and natural resources;	++	+	(+) Environmentally sustainable communities will require open and recreational space.	(+) efficient land use implies avoiding designated heritage assets.
3. Development is focused where services are available, and facilities supported;	+	+	0	0
Meeting the Housing needs				
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	+	+	0	? Potential impacts on listed building and scheduled monuments present in Attleborough, Thetford and Watton. There are fewer scheduled monuments present in Swaffham.

Sustainability Objectives	Biodiversity		Cultural heritage and landscape	
Strategic Objectives	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	8. Protect, enhance and increase Green Infrastructure in the District.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	10. Conserve and where appropriate enhance the historic environment.
5. Support the development of a variety of decent, affordable housing	0	+	0	0
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	+	+	++ The local character and distinctiveness will be maintained or enhanced within the sustainable and safe design.	+ Historic buildings form part of local distinctiveness.
A Strong Economy				
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged, skills are developed and retained and new and existing businesses are supported;	+/- Depending on location of development.	+	+ With economic growth there is potential for enhancement of townscape/landscape.	0
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	0	++	0	? Dependent on scope of works proposed for both roads, hence any potential impact on built heritage.
9. Provide sufficient number and variety of employment locations and opportunities	+/- Potential for biodiversity loss	+	+ This objective states it will ensure qualities of the local environment	+

Sustainability Objectives	Biodiversity		Cultural heritage and landscape	
Strategic Objectives	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	8. Protect, enhance and increase Green Infrastructure in the District.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	10. Conserve and where appropriate enhance the historic environment.
			are not damaged, this may include lands/townscapes.	
10. Promote the vitality and viability of town centres, including the night time economy	0	++	+	0
11. Provide for improved broadband connections,		+	0	0
A Rich Environment				
12. Contribute to the positive management of change while protecting the existing environment;	- The growth agenda of the Local Plan could impact on the District's natural and historic environment.	0	? There are minor conflicts in relation to the maintenance of the character and diversity of settlements and protection of areas of environmental or historic interest. The different sub types of landscape have a varying capacity to accommodate new development, depending on their nature and location. Although development will not be permitted where it would be significantly detrimental to the landscape characteristics.	++

Sustainability Objectives	Biodiversity		Cultural heritage and landscape	
Strategic Objectives	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	8. Protect, enhance and increase Green Infrastructure in the District.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	10. Conserve and where appropriate enhance the historic environment.
13. Promote a safe and healthy environment;	+	+	+	+
14. Protect, conserve and enhance the natural environment and valuing green infrastructure;	<p>++</p> <p>Opportunities to protect large areas of SSSIs, Breckland contains 21% ha of East England's SSSIs (CSSA – English Nature). Condition of SSSI's have improved and is better than the regional and national statistics.</p> <p>Sites identified for their importance are afforded a high degree of protection and their enhancement sought.</p>	<p>++</p> <p>As a predominantly rural District, Breckland has a vast green infrastructure, stretching from protected European sites, through to hedgerows, and trees across the northern farmlands.</p> <p>The Council is seeking in its policy to recognise the value of all green infrastructure and the contribution it makes to the local area.</p>	<p>0</p> <p>Brecks Landscape Character Assessment (LCA, 2013) recognises importance of Brecks heath and woodland.</p>	<p>0</p>
15. Protection of key habitats for protected species;	<p>++</p> <p>New development provides quality environments that respond to local</p>	+	0	

Sustainability Objectives	Biodiversity		Cultural heritage and landscape	
Strategic Objectives	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	8. Protect, enhance and increase Green Infrastructure in the District.	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	10. Conserve and where appropriate enhance the historic environment.
	landscape and townscape character.			
Thriving Communities				
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	0	++	0	0
17. To protect and enhance community facilities and services and maximise accessibility to them;	0	++	0	0
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	0	+	+	+

Table 11.3

	Population and human health		
Strategic Objectives	11. Improve the health and well being of the population.	12. Reduce and prevent crime	13. Improve the quality and quantity of
Development in the right Place			
1. Contribute to sustainable development	++ Vision states to improve quality of life, health and safety, access to services.	++ Vision aims to improve safety of the local environment.	++ Integrated as part of Vision

	Population and human health		
Strategic Objectives	11. Improve the health and well being of the population.	12. Reduce and prevent crime	13. Improve the quality and quantity of
2. Use of already developed land, buildings and natural resources;	0	0	+
3. Development is focused where services are available, and facilities supported;	++ Houses will be located near basic amenities such as healthcare.	0	+
Meeting the Housing needs			
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	++ Same note as above	0	+
5. Support the development of a variety of decent, affordable housing	++ Same note as above	0	+
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	0	0	++
A Strong Economy			
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged, skills are developed and retained and new and existing businesses are supported;	++ Investment in healthcare	0	0
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	(+) Potentially improving access to healthcare services, out of town.	0	0
9. Provide sufficient number and variety of employment locations and opportunities	0	?	0
10. Promote the vitality and viability of town centres, including the night time economy	0	+	0

	Population and human health		
Strategic Objectives	11. Improve the health and well being of the population.	12. Reduce and prevent crime	13. Improve the quality and quantity of
11. Provide for improved broadband connections,	0	0	0
A Rich Environment			
12. Contribute to the positive management of change while protecting the existing environment;	0	0	+
13. Promote a safe and healthy environment;,	++	++	++
14. Protect, conserve and enhance the natural environment and valuing green infrastructure	0	0	++
15. Protection of key habitats for protected species;	0	0	++
Thriving Communities			
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	++ UK as a whole has an ageing population. Breckland is also a popular destination for retirement and second home owners (CSSA – Statistics.gov). Although life expectancy compares favourably with Regional and national levels, together with improved access to healthcare will benefit locals.	++ ++ There has been a reduction on the overall number of crimes.	++
17. To protect and enhance community facilities and services and maximise accessibility to them;	+/- Population is increasing. Ensure growth is located where there is convenient access to healthcare and social facilities.	0	? Overall losses and existing short falls of publically accessible open space (CSSA, Breckland District Council – Planning Policy Team).

	Population and human health		
Strategic Objectives	11. Improve the health and well being of the population.	12. Reduce and prevent crime	13. Improve the quality and quantity of
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	0	0	?

Table 11.4

	Inclusive communities		
Strategic Objectives	14. Improve the quality, range and accessibility of essential services and facilities.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
Development in the right Place			
1. Contribute to sustainable development	<p>++</p> <p>Retail development will be focused.</p> <p>Policy seeks to maintain and enhance vitality and viability of five main town centres, and local shopping facilities within smaller villages.</p>	<p>+</p> <p>The District has few areas of high deprivation and the most deprived areas are located in Thetford. There will be opportunities to address inequalities through adopting a sustainable approach to development.</p>	<p>+</p>
2. Use of already developed land, buildings and natural resources;	<p>++</p> <p>See above note</p>	<p>++</p>	<p>0</p>
3. Development is focused where services are available, and facilities supported;	<p>++</p>	<p>?</p> <p>Uncertain impact. Most deprived areas in Thetford would</p>	<p>?</p> <p>Uncertain impact. Most deprived areas in Thetford</p>

	Inclusive communities		
Strategic Objectives	14. Improve the quality, range and accessibility of essential services and facilities.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
		benefit from development and inclusive community.	would benefit from development and inclusive community.
Meeting the Housing needs			
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	+ Retail development will be focused.	? CNSHMA (2017) concludes that there is a need to provide affordable housing across the housing market.	? CNSHMA (2017) concludes that there is a need to provide affordable housing across the housing market.
5. Support the development of a variety of decent, affordable housing	? Affordable housing is increasing, but slower than other areas.	? See above note	? See above note
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	+ Local shopping facilities will be maintained.	0	?
A Strong Economy			
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged,	+	+	+

	Inclusive communities		
Strategic Objectives	14. Improve the quality, range and accessibility of essential services and facilities.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
skills are developed and retained and new and existing businesses are supported;		Results in better access to essential services and facilities.	
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	++ Will improve accessibility to services. Currently health and education services tend to be located in key settlements and market towns.	+ See note above	0
9. Provide sufficient number and variety of employment locations and opportunities	0	0	+
10. Promote the vitality and viability of town centres, including the night time economy	++ An objective of the Local Plan is to promote the vitality and viability of town centres, including the night time economy and support the retention of existing rural services	0	+
11. Provide for improved broadband connections,	0	0	0
A Rich Environment			
12. Contribute to the positive management of change while protecting the existing environment;	+	0	0
13. Promote a safe and healthy environment;,,	0	+	0

	Inclusive communities		
Strategic Objectives	14. Improve the quality, range and accessibility of essential services and facilities.	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.
14. Protect, conserve and enhance the natural environment and valuing green infrastructure	0 Council is seeking in its policy to recognise the value of all green infrastructure and the contribution it makes to the local area in which it is located.	+	0
15. Protection of key habitats for protected species;	0 Breckland has a range of sites protected for their biodiversity or geological interest.	0	0
Thriving Communities			
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	++ Improving health and well-being of community is a priority of Breckland Council's Sustainable Community Strategy.	++	0
17. To protect and enhance community facilities and services and maximise accessibility to them;	++ See note above	++	0
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	0	++	0

Table 11.5

	Economic Activity		
Strategic Objectives	17. Increase the vitality and viability of existing town centres.	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	19. Improve the efficiency, competitiveness and adaptability of the local economy.
Development in the right Place			
1. Contribute to sustainable development	+	+	++
2. Use of already developed land, buildings and natural resources;	+	0	+
3. Development is focused where services are available, and facilities supported;	+	+	+
Meeting the Housing needs			
4. Concentration of development in Attleborough and Thetford and adjacent to Dereham, Swaffham and Watton and support small scale development in rural areas.	0	+	0
5. Support the development of a variety of decent, affordable housing	0	+	0
6. Encourage high quality, sustainable and safe design that respects the character and local distinctiveness;	0	+	0
A Strong Economy			
7. Promote and support economic growth to diversify the urban and rural economic, investment is encouraged, skills are developed and retained and new and existing businesses are supported;	+	+/- Four different scenarios of future employment space requirements were considered for the period up to 2031, with most pointing to a lower level of future economic growth, reflecting a more pessimistic post-recession economic outlook.	++

	Economic Activity		
Strategic Objectives	17. Increase the vitality and viability of existing town centres.	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	19. Improve the efficiency, competitiveness and adaptability of the local economy.
		However, proposed policy seeks to deliver 67ha of employment land over the plan period.	
8. Enable the A11 gateway and A47 corridor to contribute to economic growth of the District	0	++	++
9. Provide sufficient number and variety of employment locations and opportunities	+	++	++
10. Promote the vitality and viability of town centres, including the night time economy	++	+	+
11. Provide for improved broadband connections,	0	+	+
A Rich Environment			
12. Contribute to the positive management of change while protecting the existing environment;	0	0	0
13. Promote a safe and healthy environment;,,	0	0	+
14. Protect, conserve and enhance the natural environment and valuing green infrastructure	0	0	++
15. Protection of key habitats for protected species;	0	0	++
Thriving Communities			
16. Reducing health inequalities, promoting healthy living and supporting locally accessible, high quality healthcare;	0	0	0
17. To protect and enhance community facilities and services and maximise accessibility to them;	+	++	++

	Economic Activity		
Strategic Objectives	17. Increase the vitality and viability of existing town centres.	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	19. Improve the efficiency, competitiveness and adaptability of the local economy.
18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level	+	+	++

Table 11.6

12 Assessment of Local Plan Policies

Strategic Vision

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Strategic Vision	--	-/?	-/?	?	+	?	?	+	+	?	+	?	+	+	?	+	?	?	+

Table 12.1 Summary Table Strategic Vision

LOCAL PLAN POLICY: Breckland's Strategic Vision				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	--	The vision seeks the provision of new housing and employment land within Breckland. Due to the rural nature of the District, there is limited amounts previously developed land within the District and as such much of the development will occur on undeveloped land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	?	-/?	All net new development will have an impact upon water consumption and will see an increase upon demand. The vision seeks to support new development. The Water Cycle Study concludes that the level of growth can be accommodated but improvements to water infrastructure are required for a number of settlements.
		?	?	
	3. Ensure the sustainable reuse of water to accommodate additional	?	-/?	See comments in the row above.
		?	?	

	growth and development with minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	?	?	The impact on waste recycling is currently unclear.
		?	?	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The vision for the District is to see new development occur in areas with co-ordinated transport provision. It is considered that this would include public transport provision rather than just private car. The vision therefore scores positively against the sustainability objective.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The vision supports the delivery of new housing development. The exact impact of the vision upon flood risk is unclear, but this is addressed by the Local Plan policies
		?	?	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The vision makes no specific reference to biodiversity or geodiversity of the District. It is unclear the potential impact the the Districts vision will have on biodiversity or geodiversity.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Green infrastructure is formed by the linkages of natural assets within the District including open space. The vision seeks to see new development supporting open spaces and as such scores positively against this sustainability objective.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The vision recognises the role the natural and built assets of the play in shaping the character of the district. It also recognises that the should be protected through the plan period as they act as both a means of attracting investment and visitors to the District. The vision therefore scores positively against the sustainability objective.
		LT	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The vision notes the importance of the District's built assets and the need to protect them for both their own sake and also as a means of attracting investors and visitors into the area. The vision does not specifically note the role of the historic environment, however it is considered that this is grouped within the overall
		?	?	

				phraseology around built assets of the District. It is not clear the exact impact the vision will have on the conservation and enhancement of the historic environment.
Population and human health	11. Improve the health and well being of the population.	D	+	The vision seeks to build strong working relationships with stakeholders and partners to improve health care and wellbeing of the community.
		LT	P	
	12. Reduce and prevent crime	?	?	No reference is made within the vision to the reduction or prevention of crime.
		?	?	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	The vision for the District is that all new developments have good access to open space. Policies have been included within the plan which support the delivery of open space for all new dwellings.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The vision for the District is that new development will support services and facilities and in rural areas the will be supported and prized. This statements within the vision are positive in the support they give towards essential services and facilities.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	?	?	Whilst the vision supports the delivery of services and facilities within Breckland by 2036, it is not clear the impact this has on redressing inequalities.
		?	?	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The vision supports the delivery of new housing development within the District in accordance with the locational strategy set out within the Local Plan. This approach scores positively against the sustainability objective.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	?	?	The vision makes no mention to the role of the Districts town centres. It does however talk about centring growth around areas where it can support existing services. The impact of the vision for Breckland on the vitality and viability of the town centres is therefore unclear.
		?	?	
	18. Help people gain access to satisfying work appropriate to their skills,	?	?	The vision refers to the need for local distinctiveness to be reflected through local policies for the rural economy. The positive support for the rural economy has
		?	?	

	potential and place of residence.			the opportunity to help people within the countryside gain work close to their place of residence. The exact impact of the vision on the sustainability objective is unclear.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The vision for the District by 2036 is for a diversified economy which is well connected, with a growing number of skilled workforce and population. This aspect of the vision supports the sustainability objective to improve the efficiency, competitiveness and adaptability of the local economy and as such scores positively against it.
		LT	P	

Table 12.2 Local Plan: Strategic Vision

GEN1 - Sustainable Development in Breckland

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GEN1	++	++	++	++	++	++	++	+	0	++	+	N/a	+	++	0	++	0	+	+
Alternative Option: Rely on NPPF	++	++	++	++	++	++	++	+	++	++	++	N/a	+	+	0	++	0	+	0
Comments: Both the proposed policy for a localised definition of sustainable development and the alternative option to rely on the definition set out within the NPPF score positively against the sustainability objectives. The proposed option of a localised approach allows for key Breckland issues to be taken into consideration, this includes issues around the rural economy and sustaining local policies. By addressing local issues, the proposed policy scores more positively against the sustainability objectives than just relying on the NPPF. Furthermore, the policy also places a greater importance on the need to mitigate and adapt to climate change and reiterates the need to go back to the NPPF where the Local Plan is silent, absent or out of date.																			

Table 12.3 Summary Table Strategic Development in Breckland

LOCAL PLAN POLICY: GEN 1 Sustainable Development in Breckland				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
		D	0	
	Decision Making (Appraisal) Questions	N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	++	Policy will seek to ensure development occurs in a sustainable manner, having regard to a number of key characteristics. The policy will have a district wide impact as it will be applied to all developments.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	++	The key principles within the policy seek to ensure the creation and maintenance of environmentally sustainable communities, including the use of natural resources.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	++	The key principles within the policy seek to ensure the creation and maintenance of environmentally sustainable communities, including the use of natural resources.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	++	Policy includes key principles around environmental sustainability. The policy will be applicable district wide.
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	++	The first principle set out within the policy refers to the need for development to mitigate and adapt to climate change.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	Whilst the policy does not make direct reference to flood risk, it does refer to the need to mitigate and adapt to climate change. The policy specifically relates to the need to ensure the creation of environmentally sustainable communities.
		LT	++	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	One of the key principles of sustainable development within Breckland, as set out within the policy, is to protect and enhance the natural environment.
		LT	P	

	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	The policy does not make specific reference to green infrastructure, however it does seek to ensure the protection of the natural environment.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0	Whilst the policy makes no specific reference to landscape or townscape character, it does seek to ensure the protection and enhancement of the natural, built and historic environment.
		LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	++	The policy defines one of the key principles of sustainable development as being the protection and enhancement of the historic environment, which is in accordance with the aims of this objective.
		LT	P	
Population and human health	11. Improve the health and well being of the population.	D	+	The policy promotes sustainable development, which includes ensuring development occurs in locations with good access to facilities, this includes health facilities.
		LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	The principles of sustainable development have been defined to include the development of facilities to support growth. Whilst there is no specific reference to open space, it does include reference to the development of leisure facilities.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	One of the principles of sustainable development as set out within the policy is to provide new services and facilities where necessary.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0	
		LT	P	
	16. Ensure all groups have access to affordable, decent	D	++	The policy seeks to ensure the delivery of sustainable

	and appropriate housing that meets their needs.	LT	P	development, including housing. It supports the inclusion of inclusive communities.
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	0	No specific reference within the policy to town centres
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy supports the sustainable development of employment land.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The policy supports the sustainable development of employment land.
		LT	P	

Local Plan Policy: GEN 1 - Sustainable Development in Breckland

Alternative Option: Rely on the definition of Sustainable Development set out within the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	++	The NPPF encourages the re-use of previously developed land in the first instance.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	++	A key principle within the NPPF is ensuring the prudent use of natural resources.
		LT	P	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	++	One of the key dimensions within the NPPF is the need to ensure the creation and maintenance of sustainable communities including through the use of natural resources.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	++	The environment is highlighted as one of the 3 key dimensions of sustainable development and this includes a reference to the need to minimise the production of waste.
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	++	Climate change falls within the environmental section of the NPPF definition of sustainable development.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	See comment above
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Within the environmental dimension of sustainable development the need to contribute to protecting and enhancing the natural environment.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Green infrastructure includes many parts of the natural environment, however, the three dimensions of sustainable development within the NPPF does not make any specific reference to the role of green infrastructure.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	The landscape and townscape form an important part of the environmental dimension of sustainable development.
		LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	++	See comment above.
		LT	P	
Population and human	11. Improve the health and well being of the population.	D	++	The social dimension of for sustainable development includes supporting healthy communities.
		LT	P	

health	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	See comment relating to green infrastructure
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The social strand of sustainable development revolves around strong, vibrant healthy communities which would include through the development of key services and facilities. This is supported by the sustainability objective.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	0	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The social dimension of sustainable development states that the social role will be supported by providing the supply of housing required to meet the needs of present and future generations.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	0	The economic dimension of sustainable development makes reference to a competitive economy, however it makes no reference to the role of town centres within this.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The economy is one of three strands of sustainable development set out within the NPPF. The NPPF places a high level of importance on the economy and jobs growth and as such scores well against this objective.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0	Whilst the NPPF supports the economy, it seeks to allow Local Plans to provide the greater detail around the local economy and in Breckland's case the rural nature of it.
		LT	P	

GEN 02 - Promoting High Quality Design

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GEN 2	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	+	N/a	+	0/+	N/a	+	N/a	+	N/a	0/+
Alternative Option: Rely on the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	0	N/a	N/a	N/a	N/a	0	N/a	0

Comments: Good design can impact upon not just how people view and use an area, it can also lead to improve the vitality, viability and competitiveness of an area by being attractive to people, impacting upon how they use spaces. Policy GEN 2 requires all new development to demonstrate high quality design and as such scores positively against a number of the objectives. The alternative option of relying on policies contained at a national level still attaches great importance to design, however this is less specific than a local policy and as such does not score as well against the objectives.

Table 12.4 Summary Table Promoting High Quality Design

LOCAL PLAN POLICY: GEN 2 - Promoting High Quality Design				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage	N/a	N/a	
		N/a	N/a	

	systems and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	The policy seeks to ensure all developments contribute positively to the surrounding area. This scores positively against the objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	The policy requires all development within the District to respect and be sensitive to the character of the surrounding area. This scores positively against the criteria.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	D	+	The policy requires planning applications to
		ST-LT	P	

				demonstrate high quality design, which is a key element of the policy and reasoned justification.
	13. Improve the quality and quantity of publicly accessible open space.	D	0/+	Whilst not necessarily increasing the quantity of open space, the policy does seek to ensure schemes contribute positively to the public realm and public spaces, which can lead to quality improvements to the open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The reasoned justification includes the requirement that spaces are accessible to all, noting the way in which well designed spaces encourage social integration, equal access to opportunities, services and facilities. This scores positively against the objective.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	Well designed public realm and public spaces are more attractive to users and as such can help to improve the vitality and viability of town centres.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0/+	Well designed spaces, which are attractive to end users can lead to improvements in the local economy, as they are attractive to new businesses.
		ST-LT	P	

Table 12.5

Alternative Option: Rely on the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	

air pollution	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The NPPF requires decision makers to place great weight on outstanding or innovative design which helps to raise standards. This scores positively against the criteria.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	D	0	The NPPF places great importance on design, which can have an impact on the reduction and prevention of crime. The NPPF does not have specific information on design, seeking instead to rely on local policies and as such scores neutrally against this criteria.
		ST-LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	

Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	0	The NPPF places great importance on design, which can have an impact on the vitality and viability of town centres. Impacting on how users see and use spaces. The NPPF does not have specific information on design, seeking instead to rely on local policies and as such scores neutrally against this criteria.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0	The NPPF places great importance on design, which can have an impact on the attractiveness of employment centres, including how users see and use spaces. The NPPF does not have specific information on design, seeking instead to rely on local policies and as such scores neutrally against this criteria.
		ST-LT	P	

Table 12.6

GEN 03 - Settlement Hierarchy

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GEN 03	-	0	-	0	+	+	?	?	0	-	+	?	++	++	++	++	+	+	+
Alternative Option: Focused Development Pattern	-	0	-	0	+	+	?	?	0	-	+	?	++	+	+	++	+	+	+
Alternative Option: Dispersed/Scattered Development Pattern	--	0	0	0	0/-	0	?	?	0	0	+	?	0/+	0/-	+	++	0/-	0	0
Alternative Option: New Settlement	--	-	-	0	0/-	0	?	?	0	0	+	?	+	0/-	+	0	0/-	0/-	0/-

Comments: The locational strategy has a number of implications on the sustainability objectives. The proposed policy sets the highest level of growth in the key settlements of Attleborough and Thetford alongside a balanced distribution of growth between the Market Towns and the Local Service Centres with limited development in the more rural settlements. The level of development is proportional to the size and function of the existing settlement and the level of services, facilities and employment opportunities which already exist helping to reinforce the character of the settlements and their role in each level of the hierarchy. The proposed policy has a number of sustainability advantages including supporting services and facilities in the Districts settlements, ensuring new housing opportunities for all and helping to reduce inequality in the rural area. The policy also directs greater levels of development to more accessible locations, whilst recognising that even in the less accessible locations, limited development is still required to sustain these villages and provide new housing options.

All of the options score negatively against the requirements to limit development on undeveloped or agricultural land. Due to the limited levels of brownfield land within Breckland, the majority of new development will be on greenfield land.

Table 12.7 Summary Table Settlement Hierarchy

LOCAL PLAN POLICY: GEN 3 - Settlement Hierarchy				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
	Decision making (Appraisal) questions	D	0	
		N	--	
		ST	P	
		MT LT	T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy continues the approach of two large scale urban extensions which will be built in Thetford and Attleborough predominantly on greenfield land. There is limited availability of brownfield land within Breckland.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The locational strategy has been informed by the Breckland Water Cycle Study and the Strategic Flood Risk Assessment. The studies confirm that there is sufficient water capacity to meet the requirements of the growth.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	-	
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	L	+	The policy seeks to concentrate the main quantum of development to the Key Settlements and Market Towns. These are the more accessible locations within the District and offer other forms of transport. In addition, part of the assessment of Local Service Centre villages considered the availability of public transport within the village.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	+	The locational strategy has been set having due regard to the findings of the Water Cycle Study and Strategic Flood Risk Assessment.
		MT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Compatibility with the objective will be dependent on specific sites. However, the need to deliver significant volume of housing to meet housing requirements in accordance with the spatial distribution will mean pressure on both urban brownfield sites and peripheral greenfield sites that have bio-diversity value.
		ST	P	

	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	The urban extensions within Thetford and Attleborough have the opportunity to increase green infrastructure within these areas. The impact on other areas will be dependent on specific sites.
		ST	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The locational strategy has been informed by the relevant evidence base; the Breckland Landscape Character Assessment and the Settlement Fringe Assessment. These assessments indicate that housing delivery can occur without significant harm to the landscape/townscape in the areas.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	L	-	The policy includes two large urban extensions in Thetford and Attleborough. The location of the urban extensions have been informed by the heritage evidence base for Thetford. Further historic characterisation is currently being prepared for Attleborough by the land agents, and as such, the impact is currently unclear.
		ST	P	
Population and human health	11. Improve the health and well being of the population.	D	+	Providing affordable housing on new housing schemes will have a positive impact on meeting housing need and allied health issues related to access to and quality of accommodation.
		ST	P	
	12. Reduce and prevent crime	?	?	
		?	?	
	13. Improve the quality and quantity of publicly accessible open space.	L	++	Evidence from the Open Space Assessment demonstrates that the greatest deficiencies in public open space are found in the Districts market towns. A strategy of focusing the majority of housing growth to these locations presents an opportunity to secure public open space for the benefit of new and existing residents.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy seeks to locate growth in areas with good accessibility to essential services and facilities. New development is also likely to see improvements to these services and facilities
		MT	P	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	The policy will support existing settlements by enabling new housing and employment opportunities which will sustain the population in villages and provide choice, particularly in the more rural parts of the District. This will help to redress existing inequalities.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	In the short term, housing delivery will begin to redress the disparity between housing demand and supply. During the medium to long term the marked shift in housing delivery as set out within the policy will deliver a strong compatibility around ensuring all groups have access to affordable, decent and appropriate housing. This is more than just supply and demand and will be supported by the policy seeking different types and sizes of housing.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	The main growth within Breckland will be focused on the District's five towns. Further housing development will support the function of the towns and potentially allow for improvements to services.
		MT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The focus of growth is in areas where there are employment opportunities. In addition these are areas where there is public transport availability to higher order centres.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Focusing development on the District's towns is likely to see an increase in demand for employment sites. The policy has been informed by the employment growth study.
		MT	P	

Table 12.8

Alternative Option: Focused Development Pattern				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy continues the approach of two large scale urban extensions which will be built in Thetford and Attleborough predominantly on greenfield land. There is limited availability of brownfield land within Breckland.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The locational strategy has been informed by the Breckland Water Cycle Study and the Strategic Flood Risk Assessment. The studies confirm that there is sufficient water capacity to meet the requirements of the growth.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	-	
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	L	+/-0	This approach will see development concentrated in the Key Settlements and Market Towns. These are the more accessible locations within the District and offer other forms of transport. In addition, part of the assessment of local service centre villages considered the availability of public transport within the village. It should be noted that more concentrated development patterns could increase traffic flows within towns and therefore has the potential to increase air pollution in these areas.
		ST	P	

	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	+	The locational strategy has been set having due regard to the findings of the Water Cycle Study and Strategic Flood Risk Assessment.
		MT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Compatibility with the objective will be dependent on specific sites. However, the need to deliver significant volume of housing to meet housing requirements in accordance with the spatial distribution will mean pressure on both urban brownfield sites and peripheral greenfield sites that have bio-diversity value.
		ST	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	The urban extensions within Thetford and Attleborough have the opportunity to increase green infrastructure within these areas. The impact on other areas will be dependent on specific sites.
		ST	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The locational strategy has been informed by the relevant evidence base; the Breckland Landscape Character Assessment and the Settlement Fringe Assessment. These assessments indicate that housing delivery can occur without significant harm to the landscape/townscape in the areas.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	L	-	The policy includes two large urban extensions in Thetford and Attleborough. The location of the urban extensions have been informed by the heritage evidence base for Thetford. Further historic characterisation is currently being prepared for Attleborough by the land agents, and as such the impacts is currently unclear.
		ST	P	
Population and human health	11. Improve the health and well being of the population.	D	+	Providing affordable housing on new housing schemes will have a positive impact on meeting housing need and allied health issues related to access to and quality of accommodation.
		ST	P	
	12. Reduce and prevent crime	?	?	This will be dependent on the design of the scheme and will be determined through the planning application process.
		?	?	
	13. Improve the quality and quantity of publicly accessible open space.	L	++	Evidence from the Open Space Assessment demonstrates that the greatest deficiencies in public open space are found in the Districts market towns. A strategy of
		ST	P	

				focusing the majority of housing growth to these locations presents an opportunity to secure public open space for the benefit of new and existing residents.
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	A focused development pattern will locate growth in areas with good accessibility to essential services and facilities. New development is also likely to see improvements to these services and facilities The Key Settlements and Market Towns form the focus for service delivery within Breckland, a focused development pattern will not necessarily help the rural hinterlands of Breckland to access services and facilities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	A focused development pattern has the potential to provide new infrastructure including local centres within the urban extensions, schooling, health care and affordable housing. This will help to redress existing inequalities.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	In the short term housing delivery will begin to redress the disparity between housing demand and supply. During the medium to long term the marked shift in housing delivery as set out within the policy will deliver a strong compatibility around ensuring all groups have access to affordable, decent and appropriate housing. This is more than just supply and demand and will be supported by the policy seeking different types and sizes of housing. A focused development pattern will see the majority of housing allocated to the Key Settlements and Market Towns. Larger scale developments are likely to have a number of infrastructure requirements, which may well put pressure on the viability of the scheme and therefore the ability to deliver affordable housing
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	The main growth within Breckland will be focused on the districts five towns. Further housing development will support the
		MT	P	

				function of the towns and potentially allow for improvements to services.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D MT	+ P	The focus of growth is in areas where there are employment opportunities. In addition these are areas where there is public transport availability to higher order centres.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D MT	+ P	Focusing development on the District's towns is likely to see an increase in demand for employment sites. The policy has been informed by the employment growth study.

Table 12.9

Alternative Option: Dispersed/Scattered Development Pattern				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	--	A dispersed approach to housing delivery will see development across a number of settlements, due to the limited amount of brownfield land available within most settlements in the district, it is likely that this will occur on undeveloped agricultural land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The locational strategy has been informed by the Breckland Water Cycle Study and the Strategic Flood Risk Assessment. Whilst the studies confirm that there is sufficient water capacity to meet the requirements of the growth, a dispersed approach may see the need for upgrading of facilities in settlements.
		LT	P	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	See comment above
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	A dispersed strategy for housing distribution is likely to increase the need to use private car, due to limited levels of public transport availability within Breckland away from the market towns.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	Improvements to water and flood risk infrastructure would be required for a number of areas in the District.
		MT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Compatibility with the objective will be dependent on specific sites. However, the need to deliver significant volume of housing to meet housing requirements in accordance with the spatial distribution will mean pressure on both urban brownfield sites and peripheral greenfield sites that have bio-diversity value.
		ST	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	See comment above
		ST	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The locational strategy has been informed by the relevant evidence base; the Breckland Landscape Character Assessment and the Settlement Fringe Assessment. These assessments indicate that housing delivery can occur without significant harm to the landscape/townscape in the areas.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	See comment above
		ST	P	
Population	11. Improve the health and well being of the population.	D	+	Providing affordable housing on new housing schemes will have a positive

and human health		ST	P	impact on meeting housing need and allied health issues related to access to and quality of accommodation.
	12. Reduce and prevent crime	?	?	This will be determined through the planning application
		?	?	
	13. Improve the quality and quantity of publicly accessible open space.	L	0/+	Evidence from the Open Space Assessment demonstrates that the greatest deficiencies in public open space are found in the District's market towns. A dispersed growth strategy will not help to meet deficiencies in these areas, however new developments will still be required to provide open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	0/-	Lower growth levels across a dispersed area will impact upon the level of new service provision. The planning obligations regulations state that they can only be provided where it is directly related to a development.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	In the short term housing delivery will begin to redress the disparity between housing demand and supply. During the medium to long term the marked shift in housing delivery as set out within the policy will deliver a strong compatibility around ensuring all groups have access to affordable, decent and appropriate housing. This is more than just supply and demand and will be supported by the policy seeking different types and sizes of housing.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	0/-	A dispersed strategy will see less of a focus on the districts five market towns, and there may be knock on effects on the vitality and viability of the town centre.
		MT	P	
	18. Help people gain access to satisfying work	D	0	A dispersed strategy may result in new housing being developed in areas

	appropriate to their skills, potential and place of residence.	MT	P	of limited employment opportunity and lead to people having to travel further to employment opportunities.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0	See comment above
		MT	P	

Table 12.10

Alternative Option: New Settlement				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	--	Due to the limited quantum of previously developed land within Breckland, a new settlement would require the development of undeveloped greenfield land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	-	The locational strategy has been informed by the Breckland Water Cycle Study and the Strategic Flood Risk Assessment. The studies confirm that there is sufficient water capacity to meet the requirements of the growth. However a new settlement is likely to require significant upgrades to a water recycling centre so that they are able to deal with the growth
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional	D	-	See comment above
		LT	P	

	growth and development with minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	A new settlement may be slow to deliver strategic and essential infrastructure required to service a settlement, therefore it may lead to commuting/trips to larger settlements. This may have a negative impact upon localised air pollution.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The specific location of a new settlement would need to be informed by the Water Cycle Study and a flood risk assessment.
		MT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Compatibility with the objective will be dependent on specific sites. Due to the limited amount of brownfield land within breckland, it is highly likely that any new settlement will need to be delivered on peripheral greenfield sites that could have bio-diversity value.
		ST	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	A new settlement has the opportunity to incorporate green infrastructure from the design stage
		ST	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The delivery of a new settlement will have an impact on the landscape and townscape of the area. The exact impact will depend upon the siting of the area, however it should be informed by the Breckland Landscape Character Assessment.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	See comment above
		ST	P	
Population and human health	11. Improve the health and well being of the population.	D	+	Providing affordable housing on new housing schemes will have a positive impact on meeting housing need and allied health issues related
		ST	P	

				to access to and quality of accommodation.
	12. Reduce and prevent crime	?	?	This will need to be included through the design and will be assessed through the planning application
		?	?	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	A new settlement will be required to provide on-site open space. It will not however help to meet existing deficiencies in other parts of the district.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	0/-	This option seeks to create a new settlement, which may be slow to deliver infrastructure required to ensure there is a sustainable community.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	A new settlement will deliver the housing development required which will help to meet the housing needs of the District. However a new settlement will have a longer lead in time for housing delivery.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	0/-	A new settlement may result in unmet needs of market towns and larger rural settlements.
		MT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	0/-	A new settlement will have long lead in times and is likely to be slow to deliver required infrastructure required to ensure access to employment areas.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0/-	See comment above
		MT	P	

Table 12.11

Attleborough Strategic Vision

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Attleborough Strategic Vision	--	N/a	N/a	0/-	0	0/+	+	+	+	+	++	N/a	+	++	N/a	++	+	+	+
Alternative Option: Rely on other policies within the Local Plan	--	N/a	N/a	N/a	0	0	0/-	0/-	N/a	0	0/-	N/a	0	0	N/a	0	0/-	N/a	0

Comments: The inclusion of a vision for the Attleborough Strategic Urban Extension scores positively against a number of the sustainability objectives. Whilst the alternative option to rely on other policies within the Local Plan does not necessarily score negatively there are a greater number of neutral impacts. Not including a vision has the potential that opportunities to incorporate key local requirements/features within the development may not occur.

Table 12.12 Summary Table Attleborough Strategic Vision

LOCAL PLAN POLICY: Attleborough Strategic Vision				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The vision sets out the land allocation for Attleborough, due to the limited level of brownfield land within the District, it is located on greenfield land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural	N/a	N/a	

	processes and storage systems and maintain and enhance water quality.	N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0/-	No specific reference to waste is included within the vision.
		ST-LT	P	
	5. Reduce contributions to climate change and localised air pollution.	L	0	The vision seeks to ensure pedestrian and cycle links within the urban extension to the town centre. This scores neutrally against the objective in relation localised air pollution, as it does not reduce climate change or localised air pollution, however it does not significantly worsen the situation. The vision requires SuDS to be incorporated within the design of the scheme. Actual impact upon flood risk would need to be considered as part of any planning application.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0/+	
		MT-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	Opportunities for green infrastructure linking sites is included within the vision for the urban extension. This offers the opportunity for improvements to biodiversity.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The objective includes the requirement for the urban extension to include green infrastructure to connect places, which scores positively against this objective.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The vision requires the new development to have regard to the land scape and townscape of the existing town.
		LT	P	

	10. Conserve and where appropriate enhance the historic environment.	L	+	The vision sets out the requirement for the new development to complement and conserve the historic environment which scores positively against the objective.
		LT	P	
Population and human health	11. Improve the health and well being of the population.	L	++	Walking and cycling facilities are included within the vision for Attleborough, ensuring linkages to the town centre and services and facilities.
		LT	P	
	12. Reduce and prevent crime	N/a	N/a	This objective is dependent on the design of the application.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	The vision requires the urban extension to secure defined open spaces, which scores positively against this objective.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	++	The vision includes the requirements for residents to have access to a range of services and facilities. This is in accordance with the requirements of the objective
		MT-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	The vision requires a mix of homes and tenure types to reflect the needs and ambitions of the, which therefore scores positively against this criteria.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	The vision includes the requirement for linkages between the new site and the town centre. In addition new residential development also means more people using the town centre which can lead to improvements in the vitality and viability.
		MT-LT	P	
	18. Help people gain access to satisfying work appropriate	L/D	+	The new development will also include new employment land,
		MT-LT	P	

	to their skills, potential and place of residence.			which scores positively against this criteria
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L/D	+	The new development will also include new employment land, which scores positively against this criteria
		MT-LT	P	

Table 12.13

Alternative Option: Don't include a specific vision for the Attleborough SUE and instead rely on other policies within the plan				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	Not including a vision for the Attleborough SUE within the plan, does not impact upon the loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
Climate change and				

air pollution	5. Reduce contributions to climate change and localised air pollution.	L	0	New developments of this scale would be expected to provide other pedestrian and cycle links.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	New developments of this scale would be expected to provide SuDS and other flood risk management.
		ST-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	0/-	Whilst biodiversity and geodiversity would need to be considered as part of a planning application, not including a vision for the SUE referencing it may mean that opportunities for enhancing biodiversity and not incorporated into the design of the scheme.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	0/-	Green Infrastructure is included within the Local Plan, however not including a specific vision for it within the plan may impact upon the delivery of it within Attleborough.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	Design policies are incorporated within the Local Plan.
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	L	0	The NPPF requires all new development to consider this. Therefore not including it specifically within the vision does not necessarily impact upon this.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	L	0/-	Not including a specific vision for the the urban extension may mean that opportunities to incorporate health and well being into the plan do not occur.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	L	0	All new residential development is required to provide open space within the application.
		MT-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	0	Planning applications are required to provide services and facilities directly related to them to make them acceptable in planning terms. Therefore not including a specific vision for the urban extension would not necessarily impact upon this, however it may impact upon the way in which these services and facilities are integrated into the existing town.
		MT-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	Other policies within the plan require a range of housing types and tenures to meet the mix as set out within the Strategic Housing Market Assessment.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	0/-	Without including a specific vision for linking the town centre with the urban extension, this may not be incorporated within the site which may therefore impact upon the vitality and viability of the town centre.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	0	Other policies within the Local Plan require the provision of employment land in Attleborough
		ST-LT	P	

Table 12.14

GEN 04 - Development Requirements for the Attleborough Strategic Urban Extension

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GEN 04	--	0	0	N/a	-	0	-	+	?	?	+	N/a	++	++	+	++	+/-	+	+
Alternative Option: Require the development of all dwellings by 2036	--	0/-	0/-	N/a	-	0	-	+	?	?	+	N/a	++	++	+	++	+/-	+	+
Alternative Option: Do not include a specific policy	--	0/-	0/-	N/a	-	0/-	--	+	?	?	0/-	N/a	++	+	+	+	+/-	0/+	0/+
Alternative Option: Allocate smaller sites to meet the housing requirement	--	0/-	0/-	N/a	-	0/-	--	+	?	?	?	N/a	+	+	?	+	+	0/+	0/+

Comments: Policy GEN 04 sets out the development requirements for the strategic urban extension. Allocating 4,000 homes as a strategic urban extension and setting development requirements in policy GEN 04 scores favourably against a number of SA objectives. The proposed approach maximises the opportunity for planning gain and requires a comprehensive masterplan for new green infrastructure, schools, medical and community facilities, local service hubs and employment which benefit both existing and new residents of Attleborough. The alternative approach; dispersing the housing requirement across a number of sites does not score as favourably as it would not provide the same level of planning gain or benefits to the community as it would result into a piecemeal approach to the development/improvement of local infrastructure. Having no specific policy for Attleborough does not necessarily mean that an impact will not be taken into account in a planning application, but diminishes the weight which can be given to it. There are limited differences in sustainability terms between the policy and the alternative option to deliver all 4,000 dwellings by 2036, as ultimately this level of housing growth remains proposed for the site just over a longer time period.

Table 12.15 Summary Table Development Requirements for the Attleborough Strategic Urban Extension

LOCAL PLAN POLICY: GEN 04 - Development Requirements of the Attleborough Strategic Urban Extension (SUE)

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The location of the strategic urban extension is on undeveloped greenfield land which is predominantly in agricultural use.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	0	The policy specifies the requirement for 2,650 new dwellings up to 2036, which will have an impact upon water consumption. The Water Cycle Study has shown that there is capacity within the system. The policy also includes criteria around the requirement for development to include water efficiency measures.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	0	See comment above.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	Attleborough is identified as a key settlement within the settlement hierarchy and has access to public transport. Due to the size of the development proposed there is likely to be an implication on local air pollution. Evidence base around
		LT	P	

				smarter transport options has been prepared as part of this local plan and should be included within a policy.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The sustainable urban extension will see the development of a significant quantum of housing on greenfield land. This will have an impact on runoff rates. The proposed policy includes the requirement for a flood risk assessment to be submitted within the application and the site is predominantly in Flood Zone 1 (at lowest risk of flooding).
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	The development will be on greenfield land and as such there is likely to be implications for biodiversity within the plan area. The policy does include reference to the retention and protection of hedgerows and trees within the urban extension.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The policy seeks the development of new green infrastructure to act as a link between the existing town and the new development.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of the sustainable urban extension will have an impact on the landscape and townscape. Regard should be had to the findings of the Landscape Character Assessment and the Settlement Fringe Study. The impact of the development on the landscape and townscape is currently uncertain and will depend on the design of the scheme.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	There are a number of important heritage features within Attleborough which have the potential to be impacted upon by the development of the sustainable urban extension. Whilst the impact of the development to the south west of the town is lower than in other areas, the impact is still unclear.
		?	?	
Population and human	11. Improve the health and well being of the population.	L	+	The new development will include pedestrian and cycle links to the town
		LT	P	

health				centre and also new outdoor sports facilities.
	12. Reduce and prevent crime	N/a	N/a	This should be considered through the design stage of the planning application
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	++	The new development will be required to provide on-site open space of both children's play and outdoor sports facilities.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The new development will provide a number of essential services and facilities including new school provision, retail provision through local centres and new sports facilities.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will provide a number of new essential services and facilities which will be accessible to everyone within the town.
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The development of the urban extension will provide a significant proportion of the housing needs for the District as a whole. This will include new affordable housing to help meet the requirements of those in housing need.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+/-	The urban extension will provide retail provision within the development. The Retail and Town Centre study assessed the impact of local centres within the SUE and due to the level of retail provision, this was assessed as being minimal.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The urban extension will be required to provide new employment areas as part of the development.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	New employment opportunities within the town will help to improve the efficiency, competitiveness and adaptability of the local economy.
		LT	P	

Table 12.16

LOCAL PLAN POLICY: Include a policy requiring all 4,000 dwellings to be built by 2036				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The location of the strategic urban extension is on undeveloped greenfield land which is predominantly in agricultural use.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	0/-	The alternative option specifies the requirement for 4000 new dwellings, which will have an impact upon water consumption. The water cycle study shows that the number can be accommodated over the longer timeframe, however it is not clear the implications of completing all sites by 2036.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	0/-	See comment above.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	Attleborough is identified as a key settlement within the spatial hierarchy and has access to public transport. Due to the size of the development proposed there is likely to be an implication on local air pollution.
		LT	P	

				Evidence base around smarter transport options has been prepared as part of this local plan and should be included within a policy.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The sustainable urban extension will see the development of a significant quantum of housing on greenfield land. This will have an impact on runoff rates. The application will need to consider the implications of surface water.
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	The development will be on greenfield land and as such there is likely to be implications for biodiversity within the plan area. The policy does include reference to the retention and protection of hedgerows and trees within the urban extension.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The policy seeks the development of new green infrastructure to act as a link between the existing town and the new development.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of the sustainable urban extension will have an impact on the landscape and townscape. Regard should be had to the findings of the Landscape Character Assessment and the Settlement Fringe Study. The impact of the development on the landscape and townscape is currently uncertain.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	There are a number of important heritage features within Attleborough which have the potential to be impacted upon by the development of the sustainable urban extension. Whilst the impact of the development to the south west of the town is lower than in other areas, the impact is still unclear.
		?	?	
Population and human health	11. Improve the health and well being of the population.	L	+	The new development will include pedestrian and cycle links to the town centre and also new outdoor sports facilities.
		LT	P	

	12. Reduce and prevent crime	N/a	N/a	This should be considered through the design stage of the planning application
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	++	The new development will be required to provide on-site open space of both children's play and outdoor sports facilities.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The new development will provide a number of essential services and facilities including new school provision, retail provision through local centres and new sports facilities.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will provide a number of new essential services and facilities which will be accessible to everyone within the town.
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The development of the urban extension will provide a significant proportion of the housing needs for the District as a whole. This will include new affordable housing to help meet the requirements of those in housing need.
		LT	P	
	17. Increase the vitality and viability of existing town centres.	D	+/-	The urban extension will provide retail provision within the development. The Retail and Town Centre study assessed the impact of local centres within the SUE and due to the level of retail provision, this was assessed as being minimal.
		LT	P	
Economic Activity	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The urban extension will be required to provide new employment areas as part of the development.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	New employment opportunities within the town will help to improve the efficiency, competitiveness and adaptability of the local economy.
		LT	P	

Table 12.17

Alternative Option: Do not include a specific policy on the Development Requirements for the Strategic Urban Extension

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The location of the strategic urban extension is on undeveloped greenfield land which is predominantly in agricultural use. Not including a specific policy in relation to the development requirements of the urban extension, will not impact on the land take for the urban extension.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	0/-	The requirement for 4000 new dwellings, will have an impact upon water consumption. Not including a proposed policy means that further information from the water cycle study may not be taken into account in the determination of the application.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	0/-	See comment above.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	Attleborough is identified as a key settlement within the spatial hierarchy and has access to public transport. Due to the size of the development proposed there is likely to be an implication on local air pollution. Evidence base around smarter transport options has been
		LT	P	

				prepared as part of this local plan. The preferred direction includes information on pedestrian and cycle links, not including a policy may reduce the weight which can be given to this.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0/-	The sustainable urban extension will see the development of a significant quantum of housing on greenfield land. This will have an impact on runoff rates. The application will need to consider the implications of surface water. Not including a policy on the urban extension means that the requirements for the SUE are not set out as clearly.
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	--	The development will be on greenfield land and as such there is likely to be implications for biodiversity within the plan area. The preferred direction specifically refers to the retention of hedgerows and trees not including a specific policy may diminish the weight which can be given to their protection through a planning application.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	Not including a specific policy on the development of the sustainable urban extension may reduce the weight that can be given to the provision of green infrastructure through the determination of a planning application.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of the sustainable urban extension will have an impact on the landscape and townscape. Regard should be had to the findings of the Landscape Character Assessment and the Settlement Fringe Study. The impact of the development on the landscape and townscape is currently uncertain.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	There are a number of important heritage features within Attleborough which have the potential to be impacted upon by the development of the sustainable urban extension. Whilst the impact of the development to the south west of the town is lower than in other areas, the impact is still unclear.
		?	?	

Population and human health	11. Improve the health and well being of the population.	L	0/-	Not including a preferred policy may lead to health implications not being taken into account through the plan process, and may diminish the weight which can be given to it through the plan process.
		LT	P	
	12. Reduce and prevent crime	N/a	N/a	This should be considered through the design stage of the planning application
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	++	The new development will be required to provide on-site open space of both children's play and outdoor sports facilities. This is included through a separate open space policy.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The new development will provide a number of essential services and facilities including new school provision, retail provision through local centres and new sports facilities. Whilst not including a policy will not necessarily mean that these services are not provided it has the potential to diminish the weight which can be given through the planning process.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	See comment above
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The development of the urban extension will provide a significant proportion of the housing needs for the District as a whole. This will include new affordable housing to help meet the requirements of those in housing need. Not including a specific policy will see the need to rely on the district wide affordable housing policy and may diminish the weight which can be given to it through the planning process.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+/-	The urban extension will provide retail provision within the development. The Retail and Town Centre study assessed the impact of local centres within the SUE and due to the level of retail provision, this was assessed as being minimal.
		LT	P	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	0/+	The urban extension will be required to provide new employment areas as part of the development. The preferred policy includes requirements around pedestrian and cycle links to help people access employment. Not including a preferred policy will diminish the weight which can be given to this.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0/+	See comment above
		LT	P	

Table 12.18

Alternative Option: Distribute development on smaller reasonable alternative sites around Attleborough to meet the housing requirement.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The majority of reasonable alternative sites are located on undeveloped greenfield land which is predominantly in agricultural use. Development would result in the permanent loss of undeveloped land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	0/-	The requirement for 4000 new dwellings will have an impact upon water consumption. Attleborough WwTW has limited capacity. Individual sites would need to develop connections and address any impact of the site on water quality.
		LT	P	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	0/-	See comment above.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	Attleborough is identified as a Key Settlement within the spatial hierarchy and has access to public transport. Due to the level of residential development proposed there is likely to be an implication on local air pollution.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0/-	This option will see the development of a significant quantum of housing on greenfield land. This will have an impact on runoff rates. Any application will need to consider the implications of surface water, but dispersing development on different sites will limit the opportunity to develop a comprehensive solution.
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	--	The development will be on greenfield land and as such there is likely to be implications for biodiversity within the plan area.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	Individual sites will be required to provide new open space. The opportunity for coordinated green infrastructure such as public footpaths is dependant on the location of sites for development.
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	New development will have an impact on the landscape and townscape. Regard should be had to the findings of the Landscape Character Assessment and the Settlement Fringe Study. The impact of the development on the landscape and townscape is currently uncertain.
		?	?	

	10. Conserve and where appropriate enhance the historic environment.	?	?	There are a number of important heritage features within Attleborough which have the potential to be impacted upon by new development, dependant on the specific location and proposal.
		?	?	
Population and human health	11. Improve the health and well being of the population.	?	?	The outcome on health and wellbeing is uncertain as it is dependant on the specific location of development, considering details such as the proximity to outdoor sport facilities, opportunities for walking and cycling and is dependant on the specific proposals for the site.
		?	?	
	12. Reduce and prevent crime	N/a	N/a	This should be considered through the design stage of the planning application
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	New development will be required to provide on-site open space of both children's play and outdoor sports facilities. This is included through a separate open space policy. Provision accords to the scale of the development. A range of smaller development sites would deliver less strategic open space and facilities, which would predominantly benefit the development it serves.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The accessibility to local services is dependant on the location of individual sites. Cumulatively an increased population will help to support existing services but spreading development across individual sites limits the opportunity for new service provision.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	?	?	The impact on this objective is unknown as it is dependant on the location of the site and the specific proposal.
		?	?	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The quantity of proposed development for Attleborough will provide a significant proportion of the housing needs for the District as a whole. This will include new affordable housing to help meet the requirements of those in housing need.
		LT	P	

Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	An increased population will support existing services, food and drink establishments and retail in the town centre, therefore scoring positively against this objective.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	0/+	Access to employment is dependant on the location of development, but there would be more housing options for local workers.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0/+	See comments above.
		LT	P	

Table 12.19

GEN 05 Settlement Boundaries

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 15	+	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a
Alternative Option: Do not include a policy on settlement boundaries.	-	N/a	N/a	N/a	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a	N/a	N/a

Comments: The policy supports new development inside the settlement boundaries. Other policies within the plan require the retention of settlement boundaries where there are services and facilities. This policy therefore scores positively against SA criteria which seek to ensure that new development is well located to services and facilities.

Table 12.20 Summary Table Settlement Boundaries

LOCAL PLAN POLICY: GEN 05 - Settlement Boundaries				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	+	Land inside designated settlement boundaries will form the basis for new residential development. This therefore will reduce the loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The provision of public transport is one of the criteria for the retention of settlement boundaries. The policy encourages development inside the settlement boundaries which is where there would be services and facilities to support the populations.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	

	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	Dependent on individual planning application
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	Dependent on individual planning application
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	The policy allows for new residential development within defined locations. There is a requirement for new residential development to provide open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Allowing development inside settlement boundaries will ensure that new developments have access to services and facilities within those settlements.
		ST-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy directs development to inside defined settlement boundaries. Encouraging new residential development scores
		ST-LT	P	

				positively against this criteria.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.21

Alternative Option: Rely on other policies within the Local Plan				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	Not including a policy on settlement boundaries could lead to development located on previously undeveloped land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	-	No including a policy on settlement boundaries, means that development could be located in areas with poor access to public transport.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	-	Not including a policy on settlement boundaries could lead to development located in areas with poor access to essential services and facilities
		ST-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.22

HOU 01 Development Requirements (Minimum)

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 01: 612 dwellings per annum	-	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	+	+	++

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Alternative Option 1: Economic Baseline - 634 dwellings per annum	--	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	+	+	++
Alternative Option 2: Demographic Led - 699 dwellings per annum	--	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	+	+	++
Alternative Option 3: Economic Growth - 770 dwellings per annum	--	0	0	0	0	0	-	0	0/-	0	0	0	+	++	+	++	+	+	++
<p>Comments: Due to the limited quantum of previously developed land within Breckland, the majority of new housing growth is likely to be on greenfield sites. The higher the level of housing development, the greater the quantum of new housing development which will occur on undeveloped land. The impact on a number of the objectives is currently unclear, and will be dependent upon the location of the developed sites.</p> <p>The preferred direction is for the lowest level of housing per annum. This is in accordance with the findings of the Central Norfolk Strategic Housing Market Assessment. A higher level of housing, would be greater than the recognised housing need within the District. Furthermore, the larger land take it would require to deliver the additional houses is likely to score poorly against other sustainability objectives.</p>																			

Table 12.23 Summary Table Development Requirements

LOCAL PLAN POLICY: HOU 01 Development Requirements (Minimum)				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy seeks to ensure the delivery of housing and economic growth. There is limited previously developed land within Breckland and as such the majority of development is likely to occur on undeveloped land. This scores negatively against the sustainability objective.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	All new development will have an impact upon water consumption. The results of the updated Water Cycle Study have been taken into consideration through the preparation of this plan.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy will have a long term impact as it allocates development, however the specific impact on water is not clear.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	0	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. The location of the development and access to public transport options will impact upon this.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0	
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	
		LT	P	
Cultural	9. Maintain, enhance and preserve the distinctiveness,	D	0/-	The policy seeks the allocation of new housing and employment

heritage and landscape	diversity and quality of landscape and townscape character.	LT	P	land across the District. This therefore has the potential to impact upon the landscape and townscape, however the impact is unclear as it does not refer to the location of the development.
	10. Conserve and where appropriate enhance the historic environment.	D	0	
		LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	
		LT	P	
	12. Reduce and prevent crime	D	0	
		LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will need to provide/contribute towards open space.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy supports the development of vibrant town and district centres through new retail and leisure floorspace, which is in accordance with this objective.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will support the delivery of new services and facilities
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy seeks to provide new housing development in the District over the plan period.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The policy provides a supportive approach to the provision of new retail and leisure facilities within the District, which can be used in the determination of planning applications. The policy does not provide specific allocations however.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy sets the development requirements for employment land across the District. The policy has been informed by the Employment Growth Study,
		LT	P	

				whilst the policy does not allocate the highest scenario as set within the study, it is at the higher end of the range of scenarios.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	
		LT	P	

Table 12.24

Alternative Option: Economic Baseline - 634 dwellings				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy seeks to ensure the delivery of housing and economic growth. There is limited previously developed land within Breckland and as such the majority of development is likely to occur on undeveloped land. This scores negatively against the sustainability objective.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	All new development will have an impact upon water consumption. The results of the updated Water Cycle Study have been taken into consideration through the preparation of this plan.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy will have a long term impact as it allocates development, however the specific impact on water is not clear.
		LT	P	

Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	0	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. The location of the development and access to public transport options will impact upon this.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0	The exact impact will depend on the location of development.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	The policy seeks the allocation of new housing and employment land across the District. This therefor has the potential to impact upon the landscape and townscape, however the impact is unclear as it does not refer to the location of the development.
		LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	
		LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	
		LT	P	
	12. Reduce and prevent crime	D	0	
		LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will need to provide/contribute towards open space.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy supports the development vibrant town and district centres through new retail
		MT	P	

				and leisure floorspace, which is in accordance with this objective.
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will support the delivery of new services and facilities
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy seeks to provide new housing development in the District over the plan period.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The policy provides a supportive approach to the provision of new retail and leisure facilities within the District, which can be used in the determination of planning applications. The policy does not provide specific allocations however.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy sets the development requirements for employment land across the District. The policy has been informed by the Employment Growth Study, whilst the policy does not allocate the highest scenario as set within the study, it is at the higher end of the range of scenarios.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	
		LT	P	

Table 12.25

Alternative Option: Demographic Led - 699 dwellings				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
		D	0	
	Decision making (Appraisal) questions	N	--	
		ST	P	
		MT	T	
		LT		

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy seeks to ensure the delivery of housing and economic growth. There is limited previously developed land within Breckland and as such the majority of development is likely to occur on undeveloped land. This scores negatively against the sustainability objective.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	All new development will have an impact upon water consumption. The results of the updated Water Cycle Study have been taken into consideration through the preparation of this plan.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy will have a long term impact as it allocates development, however the specific impact on water is not clear.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	0	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. The location of the development and access to public transport options will impact upon this.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0	
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	
		LT	P	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of	D	0/-	The policy seeks the allocation of new housing and employment land across the District. This
		LT	P	

landscape	landscape and townscape character.			therefor has the potential to impact upon the landscape and townscape, however the impact is unclear as it does not refer to the location of the development.
	10. Conserve and where appropriate enhance the historic environment.	D	0	
		LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	
		LT	P	
	12. Reduce and prevent crime	D	0	
		LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will need to provide/contribute towards open space.
		LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	++	The policy supports the development vibrant town and district centres through new retail and leisure floorspace, which is in accordance with this objective.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy will support the delivery of new services and facilities
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy seeks to provide new housing development in the District over the plan period.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The policy provides a supportive approach to the provision of new retail and leisure facilities within the District, which can be used in the determination of planning applications. The policy does not provide specific allocations however.
		LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy sets the development requirements for employment land across the District. The policy has been informed by the Employment Growth Study, whilst the policy does not
		LT	P	

				allocate the highest scenario as set within the study, it is at the higher end of the range of scenarios.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	
		LT	P	

Table 12.26

Alternative Option: Economic Growth - 770 dwellings per annum				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy seeks to ensure the delivery of housing and economic growth. There is limited previously developed land within Breckland and as such the majority of development is likely to occur on undeveloped land. This scores negatively against the sustainability objective.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	All new development will have an impact upon water consumption. A new water cycle study is currently being prepared and the results of which will be taken into consideration through the preparation of this plan.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy will have a long term impact as it allocates development, however the specific impact on water is not clear.
		LT	P	

Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	
		LT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	0	New development is likely to result in increased car journeys, and add to greenhouse gas emissions. The location of the development and access to public transport options will impact upon this.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	
		LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	The exact impact will depend on the sites location. However the impact is likely to be greater where there is higher housing numbers as this will increase the land take required.
		LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	
		LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	The policy seeks the allocation of new housing and employment land across the District. This therefore has the potential to impact upon the landscape and townscape. The impact is unclear as it does not refer to the location of the development, however the impact is likely to be greater based on the higher housing numbers and the impact this has on land take up.
		LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	
		LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	
		LT	P	
	12. Reduce and prevent crime	D	0	
		LT	P	

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

Table 12.27

HOU 02 Level and Location of Growth

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 02	-	0	0	N/a	0	0	0	0	0	0	0	N/a	+	+	0	++	++	+	+
Alternative Option 1: No specific target for Local Service Centres.	-	0	0	N/a	0	-	-	-	0	0	0	N/a	0	0	0	++	+	+	+
Alternative Option 2: Higher levels of growth to Market Towns	-	-	-	N/a	+	-	-	0	0	0	+	N/a	+	+	0	0	+	+	+

Comments: The proposed policy and alternative Option 1 as compared to Option 2 have more development recommended for Local Service Centres (LSC). Option 1 distributes development evenly within each tier of settlement type and the proposed policy and alternative option 2 take into account the Breckland Strategic Housing Land Availability Assessment (SHLAA) conclusions in defining specific numbers to each tier.

Overall development in Local Service Centres as opposed to large settlements will potentially have negative impacts from increased visual impacts on the surrounding landscape and increased numbers of residents needing to commute to significant facilities like hospitals, senior schools and work opportunities. Conversely development in LSC's should increase the vitality and economy of these local areas and may stimulate new local employment opportunities.

Development in Key Settlements and Market Towns have a greater risk of pressure on water resources, fluvial and sewer flood risk and reducing the percentage of local green belt and open space. The significant benefit of development in larger settlements is the reduction in commuting distances to facilities and services.

Where development in an area can be unpopular and cause significant issues, is where local day-to-day facilities like primary schools and doctors surgeries are at capacity. The proposed policy and alternative option 2 take into account the quantity of suitable land (including capacity of existing facilities, flood risk and pressure on habitats) to accommodate development, in defining the quantity of development to each development.

The proposed approach which distributes growth across the sustainable settlements in the District should provide the most sustainable development by taking into account the suitability of areas to accommodate development, offering opportunities to support the local economy in more rural areas and not reducing the easy access to open spaces in and around Key Settlements and Market Towns.

Table 12.28 Summary Table Level and Location of Growth

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	<p>Thetford is surrounded by low quality agricultural land but this is because it is ecologically sensitive heathland. Swaffham, Dereham, Banham, Bawdeswell, Garboldisham, Great Ellingham, Litcham, Mattishall, North Elmham, Necton, Shipham and Sporle have Grade 2 agricultural land on their periphery which will be protected, reducing the land supply for potential development.</p> <p>The proposed policy allocated development in Local Service Centres which tend to be more rural. However, agricultural grade 2 land is present around market towns and ten of the Local Service Centres.</p>
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	0/-	<p>There is concern that rises in demand created by an increase in the total number of households will place increased pressure upon water resources. Households exert considerable pressure on the environment by using much of the water that is abstracted. With the number of households increasing the average size of the households decreasing, this will put further pressure on water resources because smaller houses use more per person.</p> <p>The most sensitive areas for development due to increased water demand are Attleborough, Dereham, Watton and Swaffham. The waste water capacity sensitive urban areas are Attleborough, Watton and Dereham and to a lesser extent</p>
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
				Thetford. The revised housing distribution will see more houses allocated to the market towns of Dereham Swaffham and Watton, and as such this may have a negative impact, which needs to be mitigated through appropriate infrastructure planning.
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	Attleborough, Dereham, Watton and Swaffham are predicted to have limited water resource availability up to 2026 and will require water to be pumped from other sources to meet the increased demand.
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N	0	The policy seeks to provide the majority of dwellings to the largest most sustainable settlements, with limited dwellings being allocated to the rural areas. In designating local service centres one of the criteria is the requirement for frequent public transport to a higher order centre, to prevent reliance on private car use.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N	0	All key settlements and market towns are susceptible to fluvial and/or sewer flooding. The preferred option takes into account the availability of suitable land including if it is at flood risk.
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0	This policy seeks to allocate the majority of dwellings to higher order settlements, and proposes a proportional split for Local Service Centres which will see growth levels of 10% dependent on the existing size of the settlements. This approach means that a settlement will not receive a disproportional level of growth dependent to their size which may have had a more significant impact upon biodiversity and geodiversity. The individual site assessments will be assessed against these criteria.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	This policy runs the risk of impacting upon green infrastructure within the District. However the sites will all be individually assessed against the sustainability appraisal objectives.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0	The option runs the risk of impacting visually and reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	All options run the risk of impacting visually but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
Population and human	11. Improve the health and well being of the population.	D	0	The option runs the risk of reducing open space areas but it is the specific locations of development that will determine this
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N		
		ST MT LT	P T	
health				rather than the tier of settlement where development is proposed.
	12. Reduce and prevent crime	N/a	N/a	The spatial distribution is unlikely to impact upon crime levels. It is the specific development of well lit areas etc that reduces crime.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will be expected to provide new open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The proposed policy takes into account the availability of public transport and services within the Local Service Centres.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	0	One of the main objectives of the Local Plan is to facilitate inclusive mixed communities and as such is particularly important in the redress of inequalities.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	This policy seeks development within the Local Service Centres which could provide more affordable family housing in rural settlements.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	++	This policy will see the majority of new development allocated to the Key Settlements of Attleborough and Thetford and the market towns of Dereham, Swaffham and Watton. Allocating the majority of development to the towns will help to increased the vitality and viability of those town centres.
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	This policy includes development in the Local Service Centres which may need additional development to encourage businesses to locate there. Higher paid technical or managerial jobs are more common in larger urban areas like Norwich and development along or near good connections to these areas would be positive. The majority of development remains focused on the Key Settlements of Attleborough and Thetford and the Market Towns of Dereham, Swaffham and Watton which have the best access to employment opportunities within the District.
		MT-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Improving the local economy relies on more factors than just the distribution of housing.
		MT	P	Increased development in Local Service Centres will support and encourage new businesses. The difference may be that local facilities like Post Offices and Public Houses in Local Service Centres may be able to remain open from increased trade. This policy takes into account the quantity of suitability in LSC to accommodate additional residential development.

Table 12.29

Alternative Option 1: No specific targets for Local Service Centres

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	Option 1 would result in further development of market towns. Agricultural grade 2 land is present around market towns and ten of the Local Service Centres and therefore this option would still result in loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	0	The most sensitive areas for development due to increased water demand are Attleborough, Dereham, Watton and Swaffham. There is equal focus on these areas in Option 1. The waste water capacity sensitive urban areas are Attleborough, Watton and Dereham and to a lesser extent Thetford. Option 1 focuses equally on these areas.
		ST-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	The most sensitive areas for development due to increased water demand are Attleborough, Dereham, Watton and Swaffham. Option 1 has equal focus on these areas.
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	There is no difference in the production or management of waste between the three options
		N/a	N/a	

	5. Reduce contributions to climate change and localised air pollution.	D	0	Option 1 has the highest percentage of residential units in Local Service Centres. This is likely to create the highest level of emissions from residents commuting to work, senior schools, hospitals and supermarket shopping.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	-	All Key Settlements and Market Towns are susceptible to fluvial and/or sewer flooding. Development of less than 50 houses at the Local Service Centres would be expected to have a minor flooding impact unless all proposed in one development, in which case assessment of the effects to define a mitigation and protection strategy would be required.
		ST-MT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	All options propose no new development around Thetford (other than the SUE) which could affect the designated areas on its outskirts. Both Weeting and Mundford are not defined as suitable for further development because they are within a 1500m buffer zone around designated Special Protection Areas with breeding curlews.
		MT-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	-	Option 1 does not split dwelling numbers according to land available in the SHLAA which took account of potential impacts on green infrastructure.
		MT-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	All options run the risk of impacting visually and reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	All options run the risk of impacting visually but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
Population and human	11. Improve the health and well being of the population.	L	0	All options run the risk of reducing open space areas but it is the specific locations of development that will determine this rather than the tier of
		ST-LT	P	

health				settlement where development is proposed.
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	0	New development will be required to provide open space
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	0	Option 1 shares development evenly without taking account that larger urban developments already have facilities or the availability of public transport or services within Local Service Centres.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	0	All options have the same impact on redressing inequalities related to age, gender, disability, race, faith, location and income.
		ST-LT	T	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	Option 1, similarly to the the proposed policy, has higher development numbers in the Local Service Centres which could provide more affordable family housing in rural settlements and Local Service Centres. However, Option 1 does not take account of the availability of services within areas in the District.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	Development needs to distribute growth across those settlements that would receive an overall benefit from it. In addition, the distribution of growth option needs to provide clarity to residents, businesses and industry on minimum growth in local areas so they can plan where to invest. Option 1 does not take this into account in distributing development.
		MT-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	Option 1 focuses development in the Local Service Centres which may need the development to encourage businesses to locate there. Higher paid technical or managerial jobs are more common in larger urban areas like Norwich and development along or near good connections to these areas would be positive.
		MT-LT	P	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	<p>Improving the local economy relies on more factors than just the distribution of housing.</p> <p>Increased development in Local Service Centres will support and encourage new businesses. Local facilities like Post Offices and Public Houses in Local Service Centres may be able to remain open from increase trade.</p>
		MT	P	

Table 12.30

Alternative Option 2: Higher levels of growth to market towns				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	Agricultural grade 2 land is present around market towns and ten of the Local Service Centres, therefore this option would still result in the irreversible loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	-	The most sensitive areas for development due to increased water demand are Attleborough, Dereham and Swaffham. Option 2 has increased development in Dereham, Swaffham and Watton and therefore greatest pressure on water resources.
		ST-LT	P	

				The waste water capacity sensitive urban areas are Attleborough and Dereham and Watton and to a lesser extent Thetford. Option 2 has increased development in Dereham and therefore greatest pressure on waste water capacity.
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	-	The most sensitive areas for development due to increased water demand are Attleborough, Dereham, Watton and Swaffham. Option 2 has increased development in Dereham, Watton and Swaffham and therefore greatest pressure on water resources.
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	There is no difference in the production or management of waste between the three options.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	All options introduce more residential units and therefore more emissions associated with domestic heating, power and transport.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	-	All Key Settlements and Market Towns are susceptible to fluvial and/or sewer flooding and Option 2 has the highest levels of developments in these areas creating a higher risk of flooding. Development of less than 50 houses at the Local Service Centres would be expected to have a minor flooding impact unless all proposed in one development, in which case assessment of the effects to define mitigation and protection strategies would be required.
		ST-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	All options propose no new development around Thetford (other than the SUE) which could affect the designated areas on its outskirts. Option 2 has the highest proposed number of residual residential units required at Market towns including Watton putting pressure on the designated area to the south of its existing boundary. Options 2 splits dwelling numbers according to land available in the SHLAA and will have lower numbers at Beetley, Litcham, Munford
		MT-LT	P	

				and Weeting which all border designated areas. Both Weeting and Mundford are not defined as suitable for further development because they are within a 1500m buffer zone around designated Special Protection Areas with breeding stone curlews.
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	Alternative option 2 splits dwelling numbers according to land available in the SHLAA which took account of potential impacts on green infrastructure.
		MT-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	All options run the risk of impacting visually and reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	All options run the risk of impacting visually but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	L	+	All options run the risk of reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed. Alternative option 2 considered the availability of day-to-day facilities.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new developments will be expected to provide new open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	Alternative option 2 focuses development on the larger urban areas where facilities already exist.
		MT	P	
	15. Redress inequalities related to age, gender,	L	0	All options have the same impact on redressing inequalities related to age,

	disability, race, faith, location and income.	ST-MT	T	gender, disability, race, faith, location and income.
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	0	Options do not define the type of housing just the percentage in each tier of settlement. Similarly there is no difference between the options in delivering development for more manageable homes and housing with care for elderly residents. The option that delivered housing within walking distance of day-to-day facilities would be a positive benefit to elderly residents. Option 2 restricts development numbers in LSC's which therefore would result in less new affordable family housing in rural and Local Service Centres.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	LT	+	Development needs to distribute growth across those settlements that would receive an overall benefit from it. In addition the distribution of growth option needs to provide clarity to residents, businesses and industry on minimum growth in local areas so they can plan where to invest.
		MT-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	Alternative option 2 focuses more development on the larger urban areas where skilled and semi-skilled employment opportunities already exist reducing the need to commute. Conversely it reduces the extent of development in the Local Service Centres which may need the development to encourage businesses to locate there. Higher paid technical or managerial jobs are more common in larger urban areas like Norwich and development along or near good connections to these areas would be positive.
		MT-LT	P	
	19. Improve the efficiency, competitiveness and	D	+	Improving the local economy relies on more factors than just the distribution of housing. Option 2 has greater residential

	adaptability of the local economy.	MT	P	<p>development proposed in Key Settlements and Market Towns which should lead to increased trade to the local businesses already based there and increase opportunities for new businesses to establish to meet demand.</p> <p>Option 2 focuses development away from Local Service Centres which may need development to increase trade and keep local facilities like Post Offices and Public Houses open.</p>
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Table 12.31

HOU 03 Development Outside of Boundaries of Local Service Centres

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 03	-	N/a	N/a	N/a	+	N/a	N/a	N/a	0/+	0/+	N/a	N/a	+	+	+	+	N/a	N/a	N/a
Alternative Option: No policy	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0/-	N/a	-	-	N/a	N/a	N/a
<p>Comments: The policy scores positively against the criteria for the provision of new housing and also re-dressing inequalities. Overall the policy scores more positively than the alternative approach which would be to not have a policy which would lead to an under-allocation against the housing target.</p>																			

Table 12.32 Summary Table Development Outside of Boundaries of Local Service Centres

LOCAL PLAN POLICY: HOU 03 Development Outside of Boundaries of Local Service Centres				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	The policy allows for development outside of the settlement boundary in Local Service Centres. There is limited brownfield land within Breckland and as such development is likely to result in the loss of undeveloped land.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	+	A criteria for the designation of a Local Service Centre was that there was accessible public transport and also where there is other services and facilities which would reduce the need to travel by private car.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	This would be site specific.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural	9. Maintain, enhance and preserve the distinctiveness,	L	0/+	The policy includes a requirement for the design

heritage and landscape	diversity and quality of landscape and townscape character.	ST-LT	P	of the scheme to contribute to and where possible enhance the historic nature and connectivity of settlements.
	10. Conserve and where appropriate enhance the historic environment.	L	0/+	The policy includes a requirement for the design of the scheme to contribute to and where possible enhance the historic nature and connectivity of settlements.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	New residential development contributes towards open space provision, which scores positively against the objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	Local Service Centre villages have been designated because they have a good range of services and facilities. This policy would help to ensure housing is delivered in these areas.
		LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+	The policy would allow for the development of housing in Local Service Centre villages. This scores positively as it allows people to remain within villages where housing is at a premium.
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy seeks to support the development of additional dwellings within Local Service Centres, and
		LT	P	

				as such scores positively against the criteria.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.33

Alternative Option: Don't include a policy on development outside of boundaries of Local Service Centres				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	The majority of land within Breckland is greenfield, particularly within the Local Service Centres and rural areas. Not including a policy would lead to an under-allocation against the housing target, however it could also prevent the loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems	N/a	N/a	
		N/a	N/a	

	and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	0/-	New residential dwellings are required to contribute towards
		ST-LT	P	

				open space. An under-allocation against the housing target would lead to a reduction in the level of open space provided.
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	-	The policy has been developed to allow for housing to come forward where an allocation was not possible in a Local Service Centre village. Not including a policy would lead to a housing shortfall in these areas which would score negatively against the objective.
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	The policy has been developed to allow for housing to come forward where an allocation was not possible in a Local Service Centre village. Not including a policy would lead to a housing shortfall in these areas which would score negatively against the objective.
		LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.34

HOU 04 Rural Settlements with Boundaries

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 04	-	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	0	N/a	+	N/a	N/a	N/a
Alternative Option: Restrict new private residential development outside of settlement boundaries.	-	N/a	N/a	N/a	0	N/a	?	N/a	?	?	N/a	N/a	0/+	+	N/a	0/+	N/a	N/a	N/a
Comments: This policy deals with the approach to rural areas outside of the locational strategy. The settlements within the location strategy are considered to be the most sustainable, and any new development outside of these areas is likely to impact upon the sustainability objectives. There is however a need for housing within some of these areas and the approach scores positively against the sustainability objectives in relation to providing new dwellings.																			

Table 12.35 Summary Table Rural Settlements with Boundaries

LOCAL PLAN POLICY: HOU 04 Rural Settlements with Boundaries				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the	D	-	The policy allows for housing development in areas outside of the locational strategy subject to a criteria based approach.
		ST-LT	P	

Resources	recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			Development in these areas is likely to be on undeveloped land. Whilst the level of growth within these settlements is unlikely to be significant it will still impact on the sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	The locational strategy has set out the most sustainable settlements for growth in Breckland which has included having regard to the provision of public transport. In the rural areas defined within this policy there is limited access to public transport and developments are likely to rely on the private car.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the sites location.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of	?	?	This policy allows for new development in settlements outside the locational strategy subject to a criteria based
		?	?	

landscape	landscape and townscape character.			approach. The Landscape Character Assessment Settlement Fringe Study does not cover rural settlements outside of the Local Service Centres. The exact location of the development will depend on the impact upon the sustainability objective.
	10. Conserve and where appropriate enhance the historic environment.	?	?	A number of the smaller settlements within Breckland are characterised by their historic environment. The policy includes infilling and rounding off opportunities. In settlements the views through settlements (including those provided by gaps in the street scene) can often be important to the historic setting of the settlement. The policy does include a criterion on the need for the design to contribute to the historic environment. The exact impact of this policy will depend on the location of the development.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new residential dwellings are required to contribute towards open space. As such a policy which provides criteria for the delivery of new housing development scores positively against the sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	0	Villages which have maintained a settlement boundary have at least 2 of the key services and facilities. Development in these areas is however unlikely to be able to provide access to all essential services and facilities.
		ST-LT	P	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy supports the delivery of new housing subject to a criteria based approach in rural areas. These are settlements and hamlets which historically have seen limited levels of housing growth. Whilst this policy is not intended to see high levels of housing delivery it will still see housing growth.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.36

Alternative Option: Restrict new private residential development outside of settlement boundaries.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the	D	-	The policy allows for housing development in areas outside of the locational strategy in the rural areas. The alternative
		ST-LT	P	

Resources	recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			option is to retain the use of settlement boundaries. There remains limited brownfield land across the district so new development is still likely to be on undeveloped land.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0	The alternative option to rely on the approach within the Core Strategy using settlement boundaries is still likely to mean that new developments are predominantly reliant on private car for their transport.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the site's location.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	This policy allows for new development in settlements outside the locational strategy subject to a criteria based approach. The Landscape Character Assessment Settlement Fringe Study does
		?	?	

				not cover rural settlements outside of the Local Service Centres. The exact location of the development will depend on the impact upon the sustainability objective.
	10. Conserve and where appropriate enhance the historic environment.	?	?	A number of the smaller settlements within Breckland are characterised by their historic environment. The policy includes infilling and rounding of opportunities. In settlements the views through settlements (including those provided by gaps in the street scene) can often be important to the historic setting of the settlement. The policy does include a criterion on the need for the design to contribute to the historic environment. The exact impact of this policy will depend on the location of the development.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	0/+	Further development within settlement boundaries would still be subject to the requirement to deliver open space. However limited land and therefore limited opportunities remain to deliver new housing and open space within the settlement boundary.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The alternative option is to continue the use of settlement boundaries to define areas where new development is acceptable. Settlement boundaries are located in areas with a level of service provision.
		ST-LT	P	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	The continuation of the approach would still see housing development in the rural areas. However limited land and therefore limited opportunities remain to deliver new housing within the settlement boundary.
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0/+	
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.37

HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 05	--	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	--	N/a	+	N/a	N/a	N/a
Alternative Option: Restrict new private residential development outside of settlement boundaries.	-	N/a	N/a	N/a	0	N/a	?	N/a	?	?	N/a	N/a	+	+	N/a	-	N/a	N/a	N/a

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Comments: This policy considers new residential development in the most rural villages and hamlets in Breckland. The proposed policy HOU 05 approach allows limited private residential development in the most rural villages and hamlets, this is restricted based on a number of criteria. Development in this area is likely to be on undeveloped land, however it should be noted that there is limited brownfield land within Breckland. The policy scores positively in relation to the sustainability objective on increasing the supply of housing. The alternative approach which restricts new market dwellings outside of settlement boundaries would mean that some housing needs within these communities are unlikely to be being met.																			

Table 12.38 Summary Table Small Villages and Hamlets Outside of Settlement Boundaries

LOCAL PLAN POLICY: HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	--	The policy allows for housing development in areas outside of the locational strategy subject to a criteria based approach. Development in these areas is likely to be on undeveloped land. Whilst the level of growth within these settlements is unlikely to be significant it will still impact on the sustainability objective.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	

Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	The locational strategy has set out the most sustainable settlements for growth in Breckland which has included having regard to the provision of public transport. In the rural areas defined within this policy there is limited access to public transport and developments are likely to rely on the private car.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the sites location.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	This policy allows for new development in settlements outside the locational strategy subject to a criteria based approach. The Landscape Character Assessment Settlement Fringe Study does not cover rural settlements outside of the Local Service Centres. The exact location of the development will depend on the impact upon the sustainability objective.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	A number of the smaller settlements within Breckland are characterised by their historic environment. The policy includes infilling and rounding off opportunities. In settlements the views through settlements (including those provided by gaps in the street scene) can often be important to the historic
		?	?	

				setting of the settlement. The policy does include a criterion on the need for the design to contribute to the historic environment. The exact impact of this policy will depend on the location of the development.
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new residential dwellings are required to contribute towards open space. As such a policy which provides criteria for the delivery of new housing development scores positively against the sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	--	The smallest rural hamlets and villages have either limited or no services and facilities. Residential development in these areas would not have good access to essential services and facilities.
		ST-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy supports the delivery of new housing subject to a criteria based approach in rural areas. These are settlements and hamlets which historically have seen limited levels of housing growth. Whilst this policy is not intended to see high levels of housing delivery, it will still see housing growth.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.39

Alternative Option: Restrict new private residential development outside of settlement boundaries.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The policy allows for housing development in areas outside of the locational strategy in the rural areas. The alternative option is to retain the use of settlement boundaries. There remains limited brownfield land across the district so new development is still likely to be on brownfield land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with	N/a	N/a	
		N/a	N/a	

	minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0	The alternative option to rely on the approach within the Core Strategy using settlement boundaries is still likely to mean that new developments are predominantly reliant on private car for their transport.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The impact of the policy on biodiversity and geodiversity will depend on the sites location.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The impact upon the sustainability objective will depend on the exact location of the development.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The exact impact of this option will depend on the location of the development.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	This would be determined at the planning application stage
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new residential dwellings are required to contribute towards open space. As such, a policy which
		ST-LT	P	

				provides criteria for the delivery of new housing development scores positively against the sustainability objective.
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The alternative option is to continue the use of settlement boundaries to define areas where new development is acceptable. Settlement boundaries are located in areas with a level of service provision.
		ST-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	Restricting development of private residential development outside of settlement boundaries would not allow for any development within the smallest villages and hamlets in Breckland. This would mean that the needs of people within these areas would have to be met elsewhere within the District.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.40

HOU 06 Principles of New Housing

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 06	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Alternative Option: Rely on policies within the NPPF	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Comments: The proposed policy supports new housing development inside existing settlement boundaries and aims to ensure that new developments make efficient use of land which reflects the character of the area. This policy scores well against the sustainability objectives. Whilst not including a policy does not mean that these issues will not be addressed, the weight that can be attributed to them may be diminished and as such this scores negatively against the sustainability objectives.																			

Table 12.41 Summary Table Principles of New Housing

LOCAL PLAN POLICY: HOU 06 Principles of New Housing				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D ST-LT	+ P	The proposed policy does not set a maximum density, however it does encourage higher density in areas where this may be appropriate, such as town centre locations, areas with good public transport and within the urban extensions. Encouraging higher densities in sustainable locations will ultimately reduce the quantities of

				greenfield land that is developed.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The density of the development does not necessarily equate to the quality of the development, this is subject to design, layout and context. The preferred policy approach to focus high density development in areas where there is already an efficient use of land and sustainable locations where additional measures can be introduced such as
		ST-LT	P	

				strategic landscaping to assist integration with landscape/townscape setting. Conversely low density development, especially in the rural areas, will assimilate to the existing form and character of these area.
	10. Conserve and where appropriate enhance the historic environment.	L	+	The historic environment of Breckland includes the 50 Conservation Areas identified in the baseline assessment. The density of development in these Conservation Areas varies considerably and the flexibility of the proposed approach to enable high density development in urban scenarios and low density development in the rural context should enable appropriately designed developments that have a positive effect against this objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent	N/a	N/a	

	and appropriate housing that meets their needs.	N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.42

Alternative Option: Do not include a specific Local Plan policy on principles of new housing				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	Not including a policy in regards to optimising the density of developments on sites may lead to lower density schemes coming forward. This would increase the amount of land a site will need to develop the same number of dwellings. As such the approach scores negatively
		ST-LT	P	

				against the sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	-	The density of the development does not necessarily equate to the quality of the development, this is subject to design, layout and context. Not including a specific policy around density may lead to development which does not reflect the local area and, as such, is damaging
		ST-LT	P	

				on the landscape and townscape character.
	10. Conserve and where appropriate enhance the historic environment.	L	-	See comment above.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.43

HOU 07 Affordable Housing

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 07	N/a	+	0	0	0	0	0/-	0/+	0/-	0	0	N/a	0/+	+	0	+	N/a	+	+
Alternative Option 1: Retain the level of affordable housing as per the Core Strategy	N/a	+	0	0	0	0	0/-	0	0/-	0	+	+	0/-	+	++	++	N/a	+	0
Alternative Option 2: Vary level of affordable housing based on location across the District and need	N/a	+	0	0	0	0	0/-	0	+	+	0/-	+	0/-	+	++	+	N/a	+	+
<p>Comments: All of the options (preferred and alternative) score well against the sustainability objectives in regard to the provision of affordable housing. The proposed policy and the second alternative option score more positively against this objective. Providing affordable housing will meet the needs of a number of groups within society. Alternative option number 1, seeking a higher level of affordable housing may put other infrastructure provision at risk.</p> <p>The second alternative option seeks to vary the level of affordable housing based on housing need within different locations in the District. Varying the level of affordable housing requirement, will respond well to the District's needs in different locations. However it may lead to some developers being additionally burdened therefore reducing the level of contributions which can be sought for other types of services and facilities.</p>																			

Table 12.44 Summary Table Affordable Housing

LOCAL PLAN POLICY: HOU 07 Affordable Housing				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
		D	0	
	Decision making (Appraisal) questions	N	--	

		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	Compatibility with this objective will be dependent on the specific sites which are to be developed.
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	+	The policy facilitates the delivery of new households, which will lead to an increase in water consumption. However, the Water Cycle Study has shown that there is sufficient water capacity to meet the growth requirements.
		ST-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	New households will lead to an increase in water consumption. The findings of the Water Cycle Study will need to be taken into consideration within new developments
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	New households will produce additional waste. The exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly affected by the levels of affordable housing.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	0	The impact will be dependent on the location of new affordable housing development. However, the spatial distribution focuses development on more accessible areas with access to public transport.
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	The compatibility with this objective is dependent on the location of the development rather than the tenure.
		N/a	N/a	

Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0/+	The need for developers to fund affordable housing may lead to tensions between socio-economic needs and landscape needs particularly for the funding of green infrastructure. A lower level of affordable housing may increase funds available for other facilities.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	The provision of new affordable housing will help to meet the District's needs and this will have related health benefits to the population. A lower level than required to meet housing needs may lead to some people living in unfit housing.
		ST	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	0/+	The requirement for developments to provide onsite affordable housing, may cause tension with the need for the developer to also fund open space. A lower level of affordable housing would increase funds available for other facilities.
		MT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Affordable housing will be delivered as part of wider development schemes. The settlement hierarchy focuses development around the market towns and larger villages which have better access to essential services and facilities.
		ST	P	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0	The preferred approach would seek to support a lower level of affordable housing than set out within the SHMA. This could lead to not enough affordable housing being provided to meet housing needs.
		ST	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy requires all new development over 11 units or 1000sqm to provide onsite affordable housing. This scores well against the SA objective to deliver more affordable housing to meet local needs.
		ST	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	This will not be significantly affected by the level of affordable housing.
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N	+	This is likely to be impacted by the location of the affordable housing. However, it should have regard to the spatial distribution.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N	+	The stability provided by an increased level of affordable housing may make the District more attractive as a labour base for employers who would be able to tap in to an increased labour market.
		MT	P	

Table 12.45

Alternative Option 1: Retain affordable housing as per the Core Strategy target				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and productive agricultural	N/a N/a	N/a N/a	Compatibility with this objective will be dependent on the specific sites which are to be developed.

Resources	holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	+	The policy facilitates the delivery of new households, which will lead to an increase in water consumption. However, the Water Cycle Study has shown that there is sufficient water capacity to meet the growth requirements.
		ST-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	New households will lead to an increase in water consumption. The findings of the Water Cycle Study will need to be taken into consideration in new developments.
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	New households will produce additional waste. The exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly effected by the levels of affordable housing.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	0	The impact will be dependent on the location of new affordable housing development. However, the spatial distribution focuses development on more accessible areas with access to public transport.
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	The compatibility with this objective is dependent on the location of the development rather than the tenure.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	The need for developers to fund affordable housing may lead to tensions between socio-economic needs and landscape needs, particularly for the funding of green infrastructure.
		ST-LT	P	

Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	+	The provision of new affordable housing will help to meet the District's needs and this will have related health benefits to the population.
		ST	P	
	12. Reduce and prevent crime	D	+	Increased access to improved, secure, affordable housing and the wider environment through increased affordable housing schemes can create community cohesion and a sense of ownership. This can reduce crime and improve people's personal sense of security.
		MT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	0/-	The requirement for developments to provide onsite affordable housing, may cause tension with the need for the developer to also fund open space. Higher levels of affordable housing provision may put this at greater risk.
		MT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Affordable housing will be delivered as part of wider development schemes. The settlement hierarchy focuses development around the market towns and larger villages which have better access to essential services and facilities.
		ST	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	This policy seeks to provide additional affordable housing within the District, this will help to redress inequalities. The policy is applicable across the District, which will improve access to affordable housing. It will also rely on the Councils allocation strategy.
		ST	P	
	16. Ensure all groups have access to affordable, decent and appropriate	D	++	This existing approach requires new developments to provide onsite affordable housing at a rate of 40%.
		ST	P	

	housing that meets their needs.			This is compatible with the requirements of the objective.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	This will not be significantly affected by the level of affordable housing.
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N	+	This is likely to be impacted by the location of the affordable housing. However, it should have regard to the spatial distribution.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N	0	The stability provided by an increased level of affordable housing may make the District more attractive as a labour base for employers who would be able to tap in to an increased labour market. However, the higher level of affordable housing may put the delivery of developments at risk.
		MT	P	

Table 12.46

Alternative Option 2: Vary level of affordable housing across the District based on location and need				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a N/a	N/a N/a	Compatibility with this objective will be dependent on the specific sites which are to be developed.

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	+	The policy facilitates the delivery of new households, which will lead to an increase in water consumption. However, the Water Cycle Study has shown that there is sufficient water capacity to meet the growth requirements.
		ST-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	New households will lead to an increase in water consumption. The findings of the Water Cycle Study will need to be taken into consideration within new developments
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	New households will produce additional waste. The exact impact may depend on arrangements for recycling and composting. Overall, this will not be significantly affected by the levels of affordable housing.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	0	The impact will be dependent on the location of new affordable housing development. However, the spatial distribution focuses development on more accessible areas with access to public transport.
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	0	The compatibility with this objective is dependent on the location of the development rather than the tenure.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	0	The need for developers to fund affordable housing may lead to tensions between socio-economic needs and landscape needs particularly for the funding of green infrastructure. Varying the level of affordable housing based on location may adversely impact some developers being able to fund other services.
		ST-LT	P	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity	D	0/-	Compatibility with this objective is likely to be dependent on the location of the development.
		ST-LT	P	

landscape	and quality of landscape and townscape character.			
	10. Conserve and where appropriate enhance the historic environment.	D ST-LT	0 P	Compatibility with this objective is likely to be dependent on the location of the development.
Population and human health	11. Improve the health and well being of the population.	D	+	The provision of new affordable housing will help to meet the District's needs and this will have related health benefits to the population.
		ST	P	
	12. Reduce and prevent crime	D	+	Increased access to improved, secure, affordable housing and the wider environment through increased affordable housing schemes can create community cohesion and a sense of ownership. This can reduce crime and improve peoples personal sense of security.
		MT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	0/-	The requirement of developments to provide onsite affordable housing may cause tension with the need for the developer to also fund open space. Some developers may be additionally affected based on the location of the development.
		MT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Affordable housing will be delivered as part of wider development schemes. The settlement hierarchy focuses development around the market towns and larger villages which have better access to essential services and facilities.
		ST	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	Varying the level of affordable housing by location across the District will allow it to be responsive to local needs within different areas.
		ST	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	By tailoring the level of affordable housing to the location, it may be more responsiveness to the needs of the area. However the viability study has shown that it may be difficult to achieve higher levels of affordable housing.
		ST	P	

Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	This will not be significantly affected by the level of affordable housing.
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N	+	This is likely to be impacted by the location of the affordable housing. However, it should have regard to the spatial distribution.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N	+	The stability provided by an increased level of affordable housing may make the District more attractive as a labour base for employers who would be able to tap in to an increased labour market.
		MT	P	

Table 12.47

HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 08	0/+	0	0	0	0	N/a	0	0	+	+	N/a	+	+	0	+	+	N/a	+	+
Alternative Option: Allocate a specific site within the Local Plan	0	N/a	N/a	0	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	+	N/a	++	N/a	N/a	N/a	N/a

Comments: Policy HOU 08 seeks to provide a criteria based approach for dealing with planning applications and also supports the expansion of existing sites to meet identified need. The approach scores preferably in relation to the social sustainability indicators, for instance, in regards to redressing inequalities between different groups within the community.

The alternative option is to allocate a specific site within the Local Plan. The impact upon the objectives will be dependent on the sites location. The approach does, however, score particularly well against the provision of housing to meet needs and also the objective relating to reducing inequalities.

Table 12.48 Summary Table Gypsies, Travellers and Travelling Showpeople

LOCAL PLAN POLICY: HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0/+	The policy gives a preference for brownfield land to be used in the first instance. However, there is limited brownfield land available within the District and there is pressure from other uses on it.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The impact of new developments on water consumption and quality are currently uncertain. Any new development will be required to have regard to the findings of the Water Cycle Study.
		MT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The impact of new developments on water consumption and quality are currently uncertain. The location of any new development will be required to have regard to the findings of the Water Cycle Study.
		MT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	The expansion of an existing site or the provision of a new site will produce additional waste. The exact impact, and therefore the compatibility with this objective, may depend on arrangements for recycling and composting.
		ST	P	
	5. Reduce contributions to climate change and localised air pollution.	L	0	New developments are likely to result in increased car journeys and add to greenhouse gas emissions. The level of impact will be dependent on the location of the site.
		ST	P	

	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	Any new development site within Breckland will need to be assessed in regards to flood risk. The impact is not currently clear.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	0	The exact impact depends on the location of any new site, the proposed policy does not make any reference to either biodiversity or geodiversity.
		N/a	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	0	The policy does not make any reference to green infrastructure.
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy refers to the need to consider landscape and townscape. The impact will be site specific, however regard will need to be had to the Landscape Character Assessment and the Settlement Fringe Study.
		MT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	+	The policy refers to the need to have regard to the historic environment. Any impact will be location specific, and as such compatibility with the objective is currently unclear.
		MT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	D	+	Making adequate provision for sites reduces the need for unauthorised encampments, and as such the policy score positively against the objective.
		MT-LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All development should contribute to the provision of open space.
		MT-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	0	The policy requires sites to be in a sustainable location in reasonable proximity to services and facilities. It therefore scores well against the objective.
		MT-LT	P	
	15. Redress inequalities related to age, gender,	D	+	The provision of suitable sites will help to redress inequalities.

	disability, race, faith, location and income.	MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	A clear policy direction is provided which scores positively against the objective to ensure all groups have access to appropriate housing to meet their needs.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy requires new sites to be in sustainable locations close to services and facilities, this can include employment. As such the policy scores positively against the objective.
		MT	Pa	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The policy requires new sites to be in sustainable locations close to services and facilities, this can include employment. As such the policy scores positively against the objective.
		MT	P	

Table 12.49

Alternative Option: Allocate a new site for gypsy and traveller provision.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment	D	0	This would be dependent on the site location. However, it should be noted that there is limited previously developed land within Breckland.
		MT-LT	P	

	and safeguard resources for the future generations.			
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	L	0	Any new site will produce additional waste. The exact impact, and therefore the compatibility with this objective, may depend on arrangements for recycling and composting.
		MT-LT	P	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	This would be dependent on the site location.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	This would be dependent on the site location.
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	This would be dependent on the site location.
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	This would be dependent on the site location.
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	D	0	Allocating a specific site to meet the need for Gypsy and Travellers within Breckland will reduce the likelihood of unauthorised encampments. Good site design can prevent crime and also the fear of crime. This is dependent on the planning application design,
		ST-LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All development should contribute to the provision of open space.
		MT-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	Allocating a specific site for gypsy and traveller provision scores well against the requirement to redress inequalities, as it will meet the need for the gypsy and traveller community.
		MT-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	Allocating a specific site for gypsy and travellers scores positively against the requirement to ensure all groups have access to affordable, decent and appropriate housing.
		MT-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to	N/a	N/a	

	their skills, potential and place of residence.	N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.50

HOU 09 Specialist Housing

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 09	N/A	0	0	N/a	+	?	N/a	N/a	+	+	+	N/a	N/a	N/a	++	++	N/a	N/a	N/a
Alternative Option: Do not include a policy and rely on the NPPF	N/a	0	0	N/a	+	?	N/a	N/a	+	+	+	N/a	N/a	N/a	-	-	N/a	N/a	N/a
Alternative Option: Allocate a specific site(s) for specialist housing	0/-	0	0	N/a	+	?	0	0	+	+	+	N/a	N/a	N/a	++	++	N/a	N/a	N/a

Comments: The Strategic Housing Market Assessment highlights the fact that Breckland's older population is increasing. In order to meet the needs of this group, the policy supports the development of specialist housing. The preferred policy approach scores positively against the sustainability criteria around redressing inequalities and the provision of new dwellings to meet the needs of the population. Whilst the NPPF is supportive of delivering a full range of house types., it is considered that the preferred direction scores better against the social requirements of the sustainability appraisal. The second alternative option is to allocate a specific site for specialist housing. This approach also scores well against the sustainability objectives, and should help to meet the requirements within the strategic housing market assessment. However any new allocation is likely to be on undeveloped greenfield land due to limited brownfield land availability within Breckland.

Table 12.51 Summary Table Specialist Housing

LOCAL PLAN POLICY: HOU 09 Specialist Housing				
SEA/SA Topic	Sustainability Appraisal Objective	L D	++ 0	Assessment of policy against sustainability objective

	Decision making (Appraisal) questions	N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	The policy seeks to support new development which provides housing solutions for an ageing population. This could include development on undeveloped or greenfield land, however this will be determined by the sites location and the planning application.
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	New development will have a requirement for water provision. The impact is likely to minimal from specialist housing.
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	New development will have a requirement for water provision. The impact is likely to minimal from specialist housing.
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	+	The policy encourages the development of specialist housing within settlements which have access to an adequate range of transport facilities. This is in conformity with the expectations of the sustainability appraisal objective.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The conformity with this sustainability objective will be dependent on the location of the site
		?	?	
Biodiversity	7. Protect, conserve, enhance and expand	L	0	No reference to biodiversity or geodiversity is made within the

	biodiversity and promote and conserve geodiversity.	ST	P	policy. This will depend on the sites location
	8. Protect, enhance and increase Green Infrastructure in the District.	L	0	No reference to green infrastructure is made within the policy. This will depend on the sites location and will be determined through the planning application.
		ST	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy includes a criteria to ensure the design and scale of schemes is appropriate to the setting and surroundings with no adverse impact on local character and amenity. This should ensure that the development comes forward in accordance with the expectations of the sustainability objective.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	L	+	The policy includes a criteria to ensure the design and scale of schemes is appropriate to the setting and surroundings with no adverse impact on local character and amenity. This should ensure that the development comes forward in accordance with the expectations of the sustainability objective.
		ST	P	
Population and human health	11. Improve the health and well being of the population.	L	+	The policy seeks to increase the level of specialist housing within the district in order to address the requirements of the ageing population. The development should occur in areas where there is access to public transport and health facilities.
		ST	P	
	12. Reduce and prevent crime	N/a	N/a	This will be determined at the planning application stage
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	All new residential development is required to provide on-site open space.
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of	N/a	N/a	
		N/a	N/a	

	essential services and facilities.			
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	++	The strategic housing market assessment confirms that the number of older people within Breckland is increasing. The policy supports specialist housing to meet the needs of this section of Breckland's population and as such scores positively against this sustainability objective.
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	The policy will help to secure housing for an ageing population which is accordance with the sustainability objective to ensure all groups have access to appropriate housing.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.52

Alternative Option: Do not include a specific policy on Specialist Housing options.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	New development will have a requirement for water provision. The impact is likely to be minimal from specialist housing.
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	New development will have a requirement for water provision. The impact is likely to be minimal from specialist housing.
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	

	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	L	+	The policy seeks to increase the level of specialist housing within the district in order to address the requirements of the ageing population. The development should occur in areas where there is access to public transport and health facilities.
		ST	P	
	12. Reduce and prevent crime	N/a	N/a	This will be determined at the planning application stage.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	All new residential development is required to provide on-site open space.
		N/a	N/a	
	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
Inclusive communities	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	-	The NPPF at paragraph 50 notes that local planning authorities should plan to deliver a wide choice of high quality of homes, including for older people. The NPPF does not provide any specific requirements around the level of new homes which should be adaptable or accessible and as such scores poorly against the sustainability objective.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	See comment above.
		MT	P	

Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.53

HOU 10 Technical Design Standards for New Homes

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 10	N/a	0	0	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	++	++	N/a	N/a	N/a
Alternative Option: Rely on NPPF and do not apply local technical standards	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	-	-	N/a	N/a	N/a

Comments: The preferred direction scores positively against the sustainability objectives for ensuring access to new homes for all groups within society. The requirements for adaptability and accessibility of dwellings should help to redress existing inequalities and allow people to stay within their homes for longer

Table 12.54 Summary Table Technical Design Standards for New Homes

LOCAL PLAN POLICY: HOU 10 Technical Design Standards for New Homes				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT	P T	

		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	The policy sets water efficiency standards to limit water consumption in new development. Whilst this does not counteract the effect of new homes on water consumption it does limit the negative impact to some extent.
		MT-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	The policy sets water efficiency standards to limit water consumption in new development. Whilst this does not counteract the effect of new homes on water consumption it does limit the negative impact to some extent.
		MT-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	

	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	D	0	This policy does not specifically relate to any of the decision making questions associated with this sustainability objective. However ensuring adaptability and accessibility of dwellings is considered positive in regards to well being. The policy approach should ensure that people are able to remain within their own home longer.
		MT-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	The inclusion of a policy around the adaptability and accessibility of dwellings scores positively against the sustainability objective to redress inequalities. The strategic housing market assessment has demonstrated that Breckland has an increasing older population
		MT-LT	P	

				and this policy will go some way to meeting their needs within the housing market.
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	++	A specific policy around design standards and the need to ensure the adaptability of homes scores positively against the sustainability objective. The strategic housing market assessment has shown the need for adaptable dwellings to support these sections of the community within Breckland.
		MT-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	

Table 12.55

Alternative option - Rely on policies within the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and	N/a	N/a	
		N/a	N/a	

Resources	productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human	11. Improve the health and well being of the population.	D	0	This policy does not specifically relate to any of the decision
		MT-LT	P	

health				making questions associated with this sustainability objective. However ensuring adaptability and accessibility of dwellings is considered positive in regards to well being. The policy approach should ensure that people are able to remain within their own home longer.
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	-	The NPPF at paragraph 50 notes that local planning authorities should plan to deliver a wide choice of high quality of homes, including for older people. The NPPF does not provide any specific requirements around the level of new homes which should be adaptable or accessible and as such scores poorly against the sustainability objective.
		MT-LT	P	
	16. Ensure all groups have access to affordable, decent and	D	-	See comment above.
		MT-LT	P	

	appropriate housing that meets their needs.			
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	

Table 12.56

HOU 11 Residential Replacement, Extension and Alteration

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 11	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	?	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a
Alternative Option: Rely on policies within the NPPF	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	?	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a
Comments: Dwellings within the countryside often form a key part of the traditional vernacular of the area. The Strategic Housing Market Assessment has demonstrated the need for different size dwellings including smaller dwellings. The inclusion within the policy of the requirements for replacement dwellings to be similar in scale to the original dwelling therefore scores positively against the sustainability objective.																			

Table 12.57 Summary Table Residential Replacement, Extension and Alteration

LOCAL PLAN POLICY: HOU 11 Residential Replacement, Extension and Alteration				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	The policy involves the replacement and extension of existing dwellings, therefore it does not involve the take up of significant amounts of new undeveloped land or productive agricultural land.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	The policy will not see the creation of new dwellings, so as such should not impact upon water consumption.
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
Biodiversity	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Well designed replacement buildings can have a positive effect on the landscape and townscape.
		ST	P	
Cultural heritage and landscape				

				Additionally, contemporary buildings add to the layers of our built heritage. Replacement dwellings can provide a significant opportunity to improve the landscape.
	10. Conserve and where appropriate enhance the historic environment.	?	?	The loss of traditional and smaller properties is at variance with the objective of conserving the historic environment. However, the character and built form is continually evolving and contemporary buildings can add to the evolution of the character of villages and hamlets. Given the subjectivity around design the effect of such an approach is at best uncertain.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	+	Ensuring that replacement dwellings reflect the size and scale of the original will help to maintain the traditional local vernacular. It also
		MT	P	

				retains choice within the market for smaller dwellings within the countryside.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.58

Alternative Option: Allow for replacement dwellings principally on the basis of design rather than the need to protect property size				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	The policy involves the replacement and extension of existing dwellings, therefore it does not involve the take up of significant amounts of new undeveloped land or productive agricultural land.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	The policy will not see the creation of new dwellings, so as such should not impact upon water consumption.
		N/a	N/a	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Well designed replacement buildings can have a positive effect on the landscape and townscape. Additionally, contemporary buildings add to the layers of our built heritage. Replacement dwellings can provide a significant opportunity to improve the landscape, especially those which are design led.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The loss of traditional and smaller properties is at variance with the objective of conserving the historic environment. However, the character and built form is continually evolving and
		?	?	

				contemporary buildings can add to the evolution of the character of villages and hamlets. Given the subjectivity around design the effect of such an approach is at best uncertain.
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	-	The replacement dwelling section of the policy does not include reference to the scale of the replacement with the exception of its height. This could lead to the loss of smaller scale dwellings within the countryside.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and	N/a	N/a	

	adaptability of the local economy.	N/a	N/a	
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Table 12.59

HOU 12 Conversion of Buildings in the Countryside

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 12	0	N/a	N/a	N/a	?	N/a	N/a	N/a	+	++	N/a	N/a	+	N/a	N/a	+	N/a	+	+
Alternative Option: Do not require an economic reuse in the first instance	0	N/a	N/a	N/a	?	N/a	N/a	N/a	+	++	N/a	N/a	+	N/a	N/a	+	N/a	-	-
Comments: The policy allowing the conversion of existing buildings within the countryside scores well against the sustainability objectives. Agricultural buildings form a key characteristic of the countryside within Breckland. The policy supports the retention of suitably constructed buildings. The proposed policy requires consideration of an economic reuse in the first instance. The Employment Growth Study highlights the role of the rural economy and the use of small units to support Breckland's wider economy.																			

Table 12.60 Summary Table Conversion of Buildings in the Countryside

LOCAL PLAN POLICY: HOU 12 Conversion of Buildings in the Countryside				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the	L	0	The policy involves the conversion of existing dwellings in the countryside. Additional undeveloped land
		ST-LT	P	

	recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			may be required to provide garden land for dwellings.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There is a risk that allowing the conversion of buildings in unsustainable locations is going to lead to an increased need to travel, with the only option for that travel being the private car. This in turn may lead to an increase in emissions conflicting with this sustainability objective.
		?	?	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of	L	+	A key feature of the distinctiveness and diversity of the townscapes and landscapes is its historic
		ST-LT	P	

landscape	landscape and townscape character.			environment. Allowing conversion that would retain these historically important buildings would therefore have a good compatibility with this sustainability objective.
	10. Conserve and where appropriate enhance the historic environment.	L	++	Allowing conversion that would retain these historically important buildings would have a strong compatibility with this sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new dwellings will be required to contribute towards open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy allows the conversion of buildings to residential where an economic reuse is not suitable. Whilst the quantum of dwellings provided through this mechanism is likely to be minimal, it will still meet a need for residential dwellings.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The policy requires applicants to demonstrate that an economic reuse of buildings is not possible, prior to the conversion to a residential dwelling. This seeks to ensure wherever possible an economic re-use happens in the first instance. The Economic Growth Study demonstrated the need for smaller units including rural workshops, and this policy is beneficial to this.
		ST-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	See comment above
		ST-LT	P	

Table 12.61

Alternative Option: Allow for the conversion of buildings without the need for an economic reuse.				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0	The policy involves the conversion of existing dwellings in the countryside. Additional undeveloped land may be required to provide garden land for dwellings.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage	N/a	N/a	
		N/a	N/a	

	systems and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There is a risk that allowing the conversion of buildings in unsustainable locations is going to lead to an increased need to travel, with the only option for that travel being the private car. This in turn may lead to an increase in emissions conflicting with this sustainability objective.
		?	?	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	A key feature of the distinctiveness and diversity of the townscapes and landscapes is its historic environment. Allowing conversion that would retain these historically important buildings would therefore have a good compatibility with this sustainability objective.
		ST-LT	P	

	10. Conserve and where appropriate enhance the historic environment.	L	++	Allowing conversion that would retain these historically important buildings would have a strong compatibility with this sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new dwellings are required to contribute towards open space provision
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy allows the conversion of buildings to residential. Whilst the quantum of dwellings provided through this mechanism is likely to be minimal, it will still meet a need for residential dwellings.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	-	The Economic Growth Study showed that whilst the majority of the workers within the District work within higher order settlements, there is still a need for a number of smaller rural workshops. By not seeking an economic
		ST-LT	P	

				reuse in the first instance this removes these units from an existing economic role, which scores negatively against this sustainability objective.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	-	See comment above
		ST-LT	P	

Table 12.62

HOU 13 Agricultural Workers Exceptions

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 13	-	-	-	N/a	-	N/a	N/a	N/a	+	N/a	N/a	N/a	+	N/a	N/a	++	N/a	N/a	++
Alternative Option: Rely on policies within the NPPF	-	N/a	N/a	N/a	-	N/a	N/a	N/a	0	N/a	N/a	N/a	+	N/a	N/a	++	N/a	N/a	0/-
<p>Comments: Due to the nature of the businesses that they are intended to support agricultural workers dwellings are often located within isolated locations in the countryside and are developed upon undeveloped or agricultural land. The proposed policy requires consideration of whether there is a suitable site nearby or a building which may be possible to convert. This scores more positively against the sustainability objectives in this regard.</p> <p>Both the preferred and alternative approaches score well in the provision of new dwellings.</p>																			

Table 12.63 Summary Table Agricultural Workers Exceptions

LOCAL PLAN POLICY: HOU 13 Agricultural Workers Exceptions				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
	Decision making (Appraisal questions)	MT	T	

		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	This policy allows for the development of new dwellings, where there is a demonstrated agricultural need. It is likely that the dwellings would be built on undeveloped or agricultural land, however the number of dwellings coming forward under this policy are likely to be minimal and as such the impact is likely to be limited.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	L	-	All new dwellings will have an impact upon water consumption, however due to the limited number of dwellings likely to come forward under this policy, the impact is likely to be limited.
		ST	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	L	-	All new dwellings will have an impact upon water consumption, however due to the limited number of dwellings likely to come forward under this policy, the impact is likely to be limited.
		ST	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	By virtue of the types of industry these dwellings are intended to support, they are likely to be in isolated locations which are less sustainable. Transport options are likely to be limited to cars.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and	N/a	N/a	The impact against this sustainability objective will be

	promote and conserve geodiversity.	N/a	N/a	determined based on the individual planning application.
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	The policy includes reference for the proposed dwellings to include appropriate landscaping.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new dwellings are required to contribute to open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	The policy supports the development of new dwellings where they are demonstrated as essential to the need of the business.
		ST	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	++	The policy supports the development of new dwellings where they are demonstrated as essential to the need of the business.
		ST	P	

Table 12.64

Alternative Option: Do not include a policy on Agricultural Workers Exceptions				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	The NPPF allows dwellings in isolated areas of the countryside where there is an essential need for a rural worker. This will primarily be on undeveloped or agricultural land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	

Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	By virtue of the types of industry these dwellings are intended to support, they are likely to be in isolated locations which are less sustainable. Transport options are likely to be limited to cars.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application.
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The approach within the NPPF does not make reference to the landscape or townscape character. Whilst this will depend upon the sites location, not including it within a specific policy has the potential to diminish the weight which can be attributed to it through the planning process.
		ST	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	The impact against this sustainability objective will be determined based on the individual planning application
		N/a	N/a	
Population	11. Improve the health and well being of the population.	N/a	N/a	

and human health				
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	All new dwellings are required to contribute to open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	The NPPF supports the development of new dwellings where they are demonstrated as essential to the need of the business.
		ST	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	0/-	The NPPF does allow for isolated dwellings in the countryside where there is an essential need. The option does not define essential need. The lack of definition around essential need has the potential to have a negative impact upon the sustainability objective.
		ST	P	

Table 12.65

HOU 14 Affordable Housing Exceptions

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 14	-	N/a	N/a	N/a	N/a	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	+	+	N/a	N/a	+
Alternative Option: Do not include a policy on exception sites and instead rely on the NPPF	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	?	?	N/a	N/a	N/a	N/a	-	-	N/a	N/a	-
Comments: The proposed policy on affordable housing exception sites scores more positively against the sustainability objectives than not including a specific policy. Whilst the NPPF does support the role of exception sites, it is considered that a specific policy would be beneficial for housing delivery. In addition it also scores well in regard to redressing inequalities and supporting the local economy.																			

Table 12.66 Summary Table Affordable Housing Exceptions

LOCAL PLAN POLICY: HOU 14 Affordable Housing Exceptions				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L ST-LT	- P	The development of affordable housing exception sites is on land which is located outside of settlement boundaries. Often this land is likely to be undeveloped or agricultural and therefore the use of this policy is likely to lead to its loss. The amount of land likely to be used for affordable housing exception sites is minimal.

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Affordable housing exception sites are likely to be built on undeveloped greenfield land, which as such will have a biodiversity impact. The exact impact however will depend on the sites location and any mitigation measures which are proposed.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	Exception sites in rural areas are likely to occupy peripheral locations on the edge of the built-up area. The precise impact of such development on the landscape and built environment will depend on the specific site chosen and the design and layout of the proposed scheme.
		?	?	

	10. Conserve and where appropriate enhance the historic environment.	?	?	Any development proposal should have regard to the historic environment and the associated proposals within this document. The historic environment can include the landscape and townscape and as such the development of exception sites has the potential to impact upon it depending on the sites location.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	Exception sites can form an important option in providing for people's housing needs in areas where there is a general policy of restraint on new development. Additionally, the controls on exception sites to provide for people with local connections can sustain local social and family networks, redressing inequalities related to age and income.
		MT-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The key role of exception sites is in providing affordable housing in rural areas where it would not normally be delivered. Whilst the quantum of housing delivered is likely to be delivered, it will support the delivery of affordable housing and as such scores positively
		MT-LT	P	

				against this sustainability objective.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	The provision of a greater proportion of affordable housing which is aligned to the specific needs in Breckland will enable a greater number of people of working age to live in the area and access work, thereby supporting the local economy.
		MT-LT	P	

Table 12.67

Alternative Option: Do not include a policy within the Local Plan and instead rely on the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	Not including a specific policy on exception sites, may reduce the number which come forward on undeveloped agricultural land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage	N/a	N/a	
		N/a	N/a	

	systems and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	Not allowing for affordable houses on the edge of villages may result in more homes being crammed into the existing built fabric of rural settlements to the detriment of the landscape and built environment of rural Breckland. This effect is relatively uncertain as national planning policy on housing would allow for an exception site scheme.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	See comment above
		?	?	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	-	Not providing for affordable housing in rural communities where there is a general policy on restraining development will have a negative effect in terms of redressing inequalities related to age and income.
		MT-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	The key role of exception sites is in providing affordable housing in rural areas where it would not normally be delivered. Whilst the NPPF includes information around the role of exception sites, it is considered that a specific policy would be useful in supporting housing development going forward.
		MT-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	-	Restricting the supply of affordable housing in villages may result in rural based businesses facing issues around proximity and numbers of workforce who can support/work at their business.
		MT-LT	P	

Table 12.68

Policy TR01 Sustainable Transport Network

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TR 01	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	N/a	N/a	N/a
Alternative Option: Rely on other policies within the Local Plan	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	N/a	N/a	N/a

Comments: The sustainable transport policy includes requirements for new dwellings to be located in areas with good public transport access. The alternative option of not including a policy does not mean that sites will not be sustainably located in areas with good access to public transport. However, it may diminish the weight which can be given to it through the planning application process.

Table 12.69 Summary Table Sustainable Transport Network

LOCAL PLAN POLICY: TR01 Sustainable Transport Network				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The sustainable transport policy encourages the delivery of housing development in sustainable locations where it reduces the need to travel and in areas where there is public transport availability. A key case of localised air pollution is through car use, as such a policy which encourages other transport options scores positively against this objective.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	

Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	?	?	Whilst this policy does not directly provide or enhance essential services and facilities, it requires new developments to be located in more sustainable locations. The overall implication is that this will lead to better accessibility to facilities.
		?	?	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and	N/a	N/a	
		N/a	N/a	

	appropriate housing that meets their needs.			
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.70

Alternative Option: Do not include a specific policy on Sustainable Transport and rely on other policies within the Local Plan				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate	N/a	N/a	

	additional growth and development with minimal impacts on water quality.	N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	0	Not including a sustainable transport policy within the local plan will not necessarily impact upon local air pollution from cars as the locational strategy sets out that new developments should be in more sustainable locations. However, it may diminish the weight which can be given to the issue through the determination of a planning application.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	?	?	Not including a policy on sustainable transport has the potential to impact upon the location of new developments. Whilst the policy does not directly provide or enhance essential services and facilities, it requires new developments to be located in more sustainable locations, the overall implication is that this will lead to better accessibility to facilities.
		?	?	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.71

Policy TR 02 - Transport Requirements for Major Developments

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TR 02	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a
Alternative Option: Rely on other policies within the Local Plan	N/a	N/a	N/a	N/a	?/-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	?/-	N/a	N/a	N/a	N/a	N/a

Comments: The policy TR 02 requires the cumulative impact of development to be considered in regard to transport for major development. This scores positively against sustainability objectives 5 and 14.

Table 12.72 Summary Table Transport Requirements for Major Development

LOCAL PLAN POLICY: TR 02 - Transport Requirements for Major Developments				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	+	The policy requires proposals to have regard to the cumulative effect of development on the transport network. This is a wider requirement than previously included, and would be beneficial for considering impacts upon air pollution.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	

	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	Preparing high quality sustainable transport solutions is beneficial to creating inclusive communities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.73

LOCAL PLAN POLICY: TR 02 - Transport Requirements for Major Developments

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	?/-	Other policies within the plan don't necessarily consider the cumulative impact on transport provision, which would impact upon air pollution.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	

Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	?/-	Preparing high quality sustainable transport solutions is beneficial to creating inclusive communities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.74

Policy ENV01 Green Infrastructure

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 01	+	N/a	N/a	N/a	?	?	+	++	+	+	+	N/a	+	N/a	N/a	?	+	N/a	+
Alternative Option: Do not include a specific policy and instead rely on the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	-	-	+	N/a	N/a	N/a	0	N/a	N/a	N/a	-	N/a	N/a
Comments: Green infrastructure includes a wide range of multi-functional green spaces and can play an important role in the landscape and townscape of Breckland. The inclusion of a policy within the Local Plan will help to safeguard green infrastructure and seek to secure its protection and enhancement. The policy scores positively against the sustainability objections. Furthermore, the lack of a policy and the reliance on the NPPF scores negatively against the sustainability objectives.																			

Table 12.75 Summary Table Green Infrastructure

LOCAL PLAN POLICY: ENV01 Green Infrastructure				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT	P T	

		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	+	Although the release of land to facilitate the growth of the district is unavoidable, a green infrastructure policy will help to ensure the most valuable land is preserved. Therefore, there is good compatibility with this sustainability objective.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of green infrastructure one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. An attractive and integrated green infrastructure network could also encourage people to walk as opposed to drive to places and this may have direct benefits in terms of emissions. However, as these effects will be dependant on the exact infrastructure provided it is difficult to quantify them at this point.
		?	?	

	6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The rationale for the impact of a positive green infrastructure policy is set out in the comments for sustainability objective 5. As one of the anticipated affects of climate change is an increased flood risk to some areas a positive effect in terms of sustainability objective 5 may also have benefits for this sustainability objective. There are also potentially more direct impacts that green infrastructure can have in terms of mitigating flood risk. Specifically, vegetation can trap run-off and increase rainfall capture. This can reduce flood risk. As the benefits in terms of this objective will depend upon the exact nature of the infrastructure provided it is difficult to quantify at this juncture.
		?	?	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	Protection of existing green infrastructure, and its enhancement through new development will have significant benefits in terms of preserving and enhancing the biodiversity of the district. Therefore there is a strong compatibility with this objective. As more infrastructure improvement is likely to be seen as development is realised, this compatibility is likely to strengthen over time.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	++	The key aim of this policy is to safeguard and enhance green infrastructure within Breckland. The policy scores very positively against the sustainability objective.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Preserving areas of important green infrastructure is also likely to preserve areas which are important to the distinctiveness and diversity of the district. Therefore there is a good compatibility with this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	+	The historic environment comprises the natural environment as well as the built environment. The preservation of certain location is likely to have
		ST-LT	P	

				particular benefits in terms of this sustainability objective.
Population and human health	11. Improve the health and well being of the population.	L	+	Providing new and improved green infrastructure, including areas of open space, and other links, will have benefits in terms of the available leisure and recreational space to the districts residents. This would have a good compatibility with this sustainability objective.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	+	Improved green infrastructure will include the provision of open space, formal and informal and improved linkages. There is therefore a good compatibility with this sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	?	?	Requiring the provision of green infrastructure is likely to confer a cost to the developer, either in terms of physically laying out infrastructure or management. The cost in certain circumstances may lessen the viability of a scheme and this may effect delivery.
		?	?	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	Green infrastructure can enhance an areas image, can make it more pleasant to use and a more attractive investment. Therefore there is a clear compatibility with this sustainability objective.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills,	N/a	N/a	
		N/a	N/a	

	potential and place of residence.			
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	The potential improved image described for sustainability objective 17 can also potentially have benefits in terms of this sustainability objective.
		ST-LT	P	

Table 12.76

Alternative Option: Do not include a policy on Green Infrastructure and instead rely on the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	

air pollution	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	The absence of a local policy which seeks to improve local green infrastructure may significantly undermine the potential for the council to achieve improvements. This would conflict with this sustainability objective in terms of its aims to enhance biodiversity.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	-	Without the inclusion of a local policy within the Local Plan, the protection and enhancement of green infrastructure will be dependent upon policies within the NPPF. This could undermine the potential to achieve enhancements to green infrastructure and as such scores negatively against this policy requirement.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	+	Green infrastructure can play an important role in shaping the landscape and townscape of the area. To rely solely on policies within the NPPF rather than seek specific protection through the Local Plan has the potential to undermine the the requirements of this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	0	Green infrastructure can include open space. Whilst open space is protected separately through local policies including additional policies around green infrastructure can also aid this sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	-	Green infrastructure can enhance an areas image, can make it more pleasant to use and a more attractive investment. Therefore the lack of a clear local policy on green infrastructure scores negatively against this objective
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and	N/a	N/a	

	adaptability of the local economy.	N/a	N/a	
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Table 12.77

Policy ENV02 Sites of European, National and Local Nature Conservation Importance

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 02	+	N/a	N/a	N/a	?	+	++	+	++	?	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Alternative Option: Retain approach to Internationally and Nationally designated sites however lower level of protection for local sites	-	N/a	N/a	N/a	?	+	0/+	0/-	0/-	?	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Comments: The protection of designated sites from redevelopment scores positively against the sustainability objectives, particularly in regards to those which are directly related to the environment. The alternative option is to provide a lower level of protection to those sites which only have a local level of protection. This scores poorly against a number of the sustainability objectives. A lower level of protection is likely to see these sites facing pressure for redevelopment and it may diminish the weight which can be given to their protection through the planning process.																			

Table 12.78 Summary Table Sites of European, National and Local Nature Conservation Importance

LOCAL PLAN POLICY: ENV02 Sites of European, National & Local Nature Conservation Importance				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and productive agricultural	D	+	The policy seeks protection for sites with an environmental designation. The policy sets
		ST-LT	P	

Resources	holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			clear criteria regarding reasons where an environmentally designated site could be developed upon, it therefore scores well against the sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of protecting sites with a high biodiversity value, one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. It is however difficult to quantify the exact impact.
		?	?	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N	+	Designated sites can often work as a carbon sink. Although they will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective.
		ST-LT	P	

Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	++	The policy seeks the protection of designated sites within Breckland which is in accordance with the expectations of the sustainability objective and the habitat regulations.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N	+	Designated sites for biodiversity and geodiversity often form part of the green infrastructure network. The policy provides a set of criteria seeking to protect European, national, regional and local sites from development. The policy approach therefore scores well against this sustainability objective.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	++	The natural environment and in particular designated sites form a key part of deriving the character of the landscape and townscape of the District. The policy therefore scores well with the sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises the natural environment as well as the built. The preservation of certain locations is likely to have particular benefits in terms of this sustainability objective, however the exact implication is unclear.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	Designated sites for biodiversity and geodiversity can include areas of open space. The protection of these
		ST-LT	P	

				areas scores well against the sustainability objective.
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.79

Alternative Option: Retain approach to Internationally and Nationally designated sites however lower level of protection for local sites				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	The alternative option seeks a lower level of protection for local sites as opposed to those which have a national or international designation. Not placing as much weight on local sites may lead to pressure for their redevelopment and as such could see the loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of protecting sites with a high biodiversity value, one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. It is however difficult to quantify the exact impact.
		?	?	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N	+	Designated sites can often work as a carbon sink. Although they will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good
		ST-LT	P	

				compatibility with this sustainability objective.
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	0/+	Whilst national and internationally designated sites are protected, placing a lower level of protection on locally designated sites, may lead to pressure for their redevelopment. This could lead to a loss of sites with a biodiversity or geodiversity value.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N	0/-	Designated sites for biodiversity and geodiversity often form part of the green infrastructure network. The potential loss of locally designated sites would also impact upon those sites which form part of the Districts green infrastructure network.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	0/-	The natural environment and in particular designated sites form a key part of deriving the character of the landscape and townscape of the District. Locally designated sites form a key part of the landscape and townscape character alongside nationally and internationally designated sites. A lower level of protection for locally designated sites will diminish the weight they can be given through the planning process and this will negatively impact upon this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises the natural environment as well as the built. The preservation of certain locations is likely to have particular benefits in terms of this sustainability objective, however the exact implication is unclear.
		?	?	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	Designated sites for biodiversity and geodiversity can include areas of open space. The protection of these areas scores well against the sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.80

Policy ENV03 The Brecks Protected Habitats and Species

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 03	++	N/a	N/a	N/a	?	N/a	++	+	+	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a
Comments: The HRA has defined the need for this policy. There are no reasonable alternatives which meet the requirements of the HRA. This approach is a continuation of that which is set out within the Core Strategy and Development Control Policies DPD, The Site Specifics Policies and Proposals DPD and the Thetford Area Action Plan DPD.																			

Table 12.81 Summary Table The Brecks Protected Habitats and Species

LOCAL PLAN POLICY: ENV03 The Brecks Protected Habitats and Species				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N	++	The Brecks forms a large area of undeveloped, often arable, land to the south west of the District, much of which is designated as a Special Protection Area (SPA). The policy seeks to ensure that development does not cause an adverse impact on the SPA, and as such will help to minimise the loss of undeveloped land in accordance with the expectations of this objective.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	

	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	?	?	There are a number of potential benefits of protecting sites with a high biodiversity value, one of which is as a carbon sink. Although this will not directly reduce emissions into the atmosphere, it may reduce contributions by increasing the amount of carbon that is fixed and therefore there is the potential for a good compatibility with this sustainability objective. It is however difficult to quantify the exact impact.
		?	?	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	++	The policy has been developed with the key aim of ensuring that new development does not adversely affect the integrity of the SPA. The policy seeks to apply an appropriate assessment to assess the affect. This has been developed in accordance with the adopted evidence base and as such score highly against the SA criteria.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	The Brecks Special Protection Area includes areas of green infrastructure, such as Thetford Forest. Whilst the policy itself is not seeking the protection of green infrastructure, the need to ensure there is not an adverse affect on the integrity
		ST-LT	P	

				of the SPA means that the affect is likely to be symbiotic to this sustainability objective.
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The Brecks SPA forms a key part of the landscape character of the District as a whole, and is where the District gets its name. The policy which seeks to ensure that residential development does not have an adverse impact on the integrity of the SPA, is beneficial to the SA objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	The policy requires development to undergo an Appropriate Assessment to consider potential adverse impacts on the SPA, where these are found the development should be refused. This has the potential to restrict housing development in parts of the district with the Breckland SPA and as such
		ST-LT	P	

				have an adverse impact on housing delivery.
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.82

Policy ENV04 Open Space, Sport and Recreation

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 04	+	N/a	N/a	N/a	+	+	++	++	++	+	++	N/a	++	+	+	N/a	N/a	N/a	N/a
Alternative Option: Seek off-site contributions rather than on-site	+	N/a	N/a	N/a	+	+	++	++	++	+	+	N/a	+	+	+	N/a	N/a	N/a	N/a
Comments: The requirement of all new dwellings to contribute towards open space scores positively against the sustainability objectives. In addition, it also helps to meet the existing deficiencies open space set out within the Open Space Assessment. Providing on-site open space wherever possible, scores higher against the objectives than providing off-site. The provision of on-site spaces will ensure that it will be provided within the development that it is intended to serve.																			

Table 12.83 Summary Table Open Space, Sport and Recreation

LOCAL PLAN POLICY: ENV04 Open Space, Sport & Recreation				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
	Decision making (Appraisal) questions	D	0	
		N	--	

		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	+	Protection of current open space will reduce the loss of undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	Protection of open spaces, particularly ones with trees present can help reduce carbon concentration in the atmosphere. Widespread provision of sports facilities across the District will reduce people's need to drive to access such facilities.
		MT-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	Open green spaces can help to absorb run off, thus reducing the risk of flooding.
		ST-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Open space can be designated for a range of reasons, include biodiversity and geodiversity. Protection
		ST-LT	P	

				of open space and provision of new open spaces can expand, enhance, conserve and protect biodiversity and geodiversity.
	8. Protect, enhance and increase Green Infrastructure in the District.	D	++	Open spaces are a form of green infrastructure. The policies aim of protecting existing open spaces and provision of new spaces is compatible with the sustainability objective.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	Provision of open space and the protection of existing open space can enhance the diversity of the landscape and townscape.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	Protection of open spaces can enhance and protect the character and setting of the historic environment.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	++	Protection of existing and provision of new outdoor sports facilities and children's play areas, can improve the health of and well-being of the population by encouraging people to exercise and play outdoors.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	++	The policy requires all net new development to provide either a contribution towards or onsite open space. The policy has been developed having regard to the deficit identified through the Open Space Assessment.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The policy will seek to increase the provision of open spaces, which scores positively against the sustainability objective.
		ST-LT	P	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	All new development will be required to contribute towards open space, which will help to address existing deficiencies and redress inequalities.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	
		N/a	N/a	
		N/a	N/a	

Table 12.84

Alternative Option: Seek off-site open space contributions rather than on-site				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D ST-LT	+ P	Protection of current open space will reduce the loss of undeveloped land.

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	Protection of open spaces, particularly ones with trees present can help reduce carbon concentration in the atmosphere. Widespread provision of sports facilities across the District will reduce peoples need to drive to access such facilities.
		MT-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	Open green spaces can help to absorb run off, thus reducing the risk of flooding.
		ST-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Open space can be designated for a range of reasons, include biodiversity and geodiversity. Protection of open space and provision of new open spaces can expand, enhance, conserve and protect biodiversity and geodiversity.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	++	Open spaces are a form of green infrastructure. The policies aim of protecting existing open spaces and provision of new spaces is compatible with the sustainability objective.
		ST-LT	P	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of	D	++	Provision of open space and the protection of existing open space can enhance the
		ST-LT	P	

landscape	landscape and townscape character.			diversity of the landscape and townscape.
	10. Conserve and where appropriate enhance the historic environment.	D	+	Protection of open spaces can enhance and protect the character and setting of the historic environment.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	++	Protection of existing and provision of new outdoor sports facilities and children's play areas, can improve the health of and well-being of the population by encouraging people to exercise and play outdoors.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	The requirement for solely off-site provision of open space will not directly impact the quantity of new open space supplied, however it may lead to open space being provided away from the development it is expected to serve.
		ST-LT	P	
	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	The policy will seek to increase the provision of open spaces, which scores positively against the sustainability objective.
		ST-LT	P	
Inclusive communities	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	All new development will be required to contribute towards open space, which will help to address existing deficiencies and redress inequalities.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.85

Policy ENV05 Protection and Enhancement of the Landscape

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 05	++	N/a	N/a	N/a	+	+	++	++	++	?	?	N/a	?	N/a	N/a	-	N/a	N/a	-
Alternative Option: Rely on the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	-	-	--	?	N/a	N/a	?	N/a	N/a	-	N/a	N/a	N/a
Comments: The proposed policy approach to include a local plan policy on the protection and enhancement of the landscape scores positively against the sustainability objective. The landscape forms a key part of the character of the District. This policy also is in accordance with paragraph 17 of the NPPF which states that planning should take account of the different role and characters of different areas, recognising the intrinsic character and beauty of the countryside.																			

Table 12.86 Summary Table Protection and Enhancement of the Landscape

LOCAL PLAN POLICY: ENV05 Protection and Enhancement of the Landscape				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil	1. Minimise the irreversible loss of undeveloped land and productive agricultural	N	++	Many of the District's important natural features are located in predominantly undeveloped areas.
		ST-LT	P	

Resources	holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			This policy seeks to protect the landscape and natural assets of the District in accordance with the findings of the Landscape Character Assessments. This policy approach scores highly against the sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy provides protection to the District's landscape. Protection of open space, particularly ones with trees, present can help reduce carbon concentration in the atmosphere.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	The policy seeks high protection for river valleys within the District, based on their undeveloped nature and high biodiversity value. By protecting these areas this reduces the risk of buildings being developed within them.
		ST-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	++	Many different types of land within the District contribute to its biodiversity, and this includes a significant contribution from the undeveloped landscape and other natural features. A policy which helps to prevent land or natural features being lost through development is likely to make a positive contribution to the biodiversity or geodiversity of the District.
		ST-LT	P	

	8. Protect, enhance and increase Green Infrastructure in the District.	D	++	Many different types of land within the district contribute to green infrastructure, and this includes a significant contribution from the undeveloped landscape and other natural features. A policy which helps to prevent land or natural features being lost through development is likely to make a positive contribution to green infrastructure within the district.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	A policy that protects the landscape of the District will have a direct benefit in terms of preserving the distinctiveness and diversity of the landscape of the district.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises areas of the landscape as well as buildings. Where a feature of the historic environment is also in an area of landscape sensitivity then this policy will contribute to this achievement of this sustainability objective. In the absence of a quantitative assessment of the correlation of these issues, it is not possible to quantify the beneficial contribution of the policy to this objective at this juncture.
		?	?	
Population and human health	11. Improve the health and well being of the population.	?	?	The landscape of the District can have a positive impact on health.
		?	?	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	?	?	Publicly accessible open space comprises in part areas of the countryside. Where open space is also in an area of landscape sensitivity then this policy will contribute to the achievement of the sustainability objective. In the absence of a quantitative assessment of the correlation of these two issues, it is not possible to quantify the beneficial
		?	?	

				contribution of the policy to this objective at this juncture.
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	Restricting the development of land through the application of a landscape protection policy may prevent some land from being available for housing development. This may in turn impact upon the provision of housing in the District. There is therefore a minor conflict with this sustainability objective.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	-	Restricting the development of land through the application of a landscape protection policy may prevent some land from being available for economic development. This may in turn impact upon the development of the District's economy. There is therefore a minor conflict with the sustainability objective.
		ST-LT	P	

Table 12.87

Alternative Option: Do not protect the landscape or natural features of the District through local planning policy and do not seek enhanced access through development and other means

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	Areas of of natural landscape and natural features contribute to the overall biodiversity of the District. An
		ST-LT	P	

				absence of local planning policy that will protect these features is likely to have a detrimental impact in respect of this sustainability objective.
	8. Protect, enhance and increase Green Infrastructure in the District.	D	-	A number of the key features of the landscape are also likely to form green infrastructure. The lack of a specific local policy is likely to be detrimental to the aims of this sustainability objective.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	--	The absence of local planning policy which protects the landscape of the District will reduce the significance and weight that can be given to these considerations in the planning process and will prevent local priorities being set. There is therefore a significant conflict with this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises areas of the landscape as well as buildings. Where a feature of the historic environment is also an a part of a sensitive landscape, then an absence of local policy may contribute to the loss of said historic environment. In this way there may be a conflict with the sustainability objective. In the absence of a quantitative assessment of the correlation of these issues, it is not possible to quantify the effect of a lack of local policy in relation to this objective at this juncture.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	

		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	?	?	Open space comprises parts of the District's landscape as well as specific play space or playing fields. Where an area of open space is also in part of a sensitive landscape then an absence of local policy may contribute to the loss of said open space. In this way there may be a conflict with the sustainability objective. In the absence of a quantitative assessment of the correlation of these issues, it is not possible to quantify the effect of a lack of local policy in relation to this objective at this juncture.
		?	?	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	Restricting the development of land through the application of a landscape protection policy may prevent some land from being available for housing development. This may in turn impact upon the provision of housing in the district. There is therefore a minor conflict with this sustainability objective.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.88

Policy ENV06 Trees, Hedgerows and Development

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 06	0	N/a	N/a	N/a	+	N/a	+	+	++	+	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
Alternative Option: Do not include a local policy	N/a	N/a	N/a	N/a	-	N/a	-	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Comments: Trees and hedgerows form a vital part of the landscape character of Breckland. Not including a policy for there protection and enhancement through development scores negatively against the sustainability objectives.																			

Table 12.89 Summary Table Trees, Hedgerows and Development

LOCAL PLAN POLICY: ENV06 Trees, Hedgerows and Development				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	0	Protection of trees and hedgerows could in some cases restrict development on undeveloped and productive agricultural land. However, the focus of the policy option is not to minimise the loss of all
		ST-LT	P	

				undeveloped land and agricultural land.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	Trees and other natural features such as hedgerows absorb carbon from the atmosphere, therefore their protection can reduce contributions to climate change. However, the scale of absorption associated with trees and natural features at risk from development of negligible.
		LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	+	Protection of trees and hedgerows from development will help to conserve biodiversity in the District.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Greater protection for natural features within the landscape can help to improve green infrastructure.
		ST-LT	P	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of	D	++	Trees and hedgerows are an important part of the landscape and townscape
		ST-LT	P	

landscape	landscape and townscape character.			and have high amenity value. The protection of them within developments will enhance the character of the landscape and townscape.
	10. Conserve and where appropriate enhance the historic environment.	D	+	Trees and hedgerows have a role in preserving the setting of the historic environment and the protection of them within developments through this policy scores positively against the sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	Trees and hedgerows play an important role in providing amenity within open spaces, their protection through the policy scores positively against the sustainability objective in regards to improving the quality of open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.90

Alternative Option: Do not include a policy on trees and hedgerows				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	-	Trees and other natural features such as hedgerows absorb carbon from the
		LT	P	

				atmosphere, therefore their protection can reduce contributions to climate change. A lack of a specific Local Plan policy may therefore lead to the loss of these features through new development and as such scores negatively against this sustainability objective.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	Trees and hedgerows have an important biodiversity value. The lack of a policy protecting them may lead to their loss and as such scores negatively against the sustainability objective.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	-	Greater protection for natural features within the landscape can help to improve green infrastructure.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	Trees and hedgerows are an important part of the landscape and townscape and have high amenity value. The lack of a clear local policy for the protection of these features may make them vulnerable to detrimental impact from development.
		ST-LT	P	

	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.91

Policy ENV 07 Designated Heritage Assets

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 07	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Alternative Option: Rely on the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a
Comments: The historic environment and designated heritage assets are an important part of the character of Breckland. The inclusion of a local policy on the historic environment within the Local Plan scores more positively against the sustainability objectives. The local policy allows for additional information to be provided with the planning application which will allow greater information for decisions to be made. The preferred direction also includes the guidance set out by Historic England.																			

Table 12.92 Summary Table Designated Heritage Assets

LOCAL PLAN POLICY: ENV07 Designated Heritage Assets				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and	N/a	N/a	
		N/a	N/a	

	development with minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	A key element of the character of the landscape and townscape within Breckland is the historic environment and its assets. The policy seeks to ensure that development proposals will not lead to unacceptable harm to these heritage assets. It also requires additional information on any application which may cause harm to a designated heritage assets. The policy scores well against this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	++	The policy seeks to ensure that development proposals will not lead to unacceptable harm to these heritage assets.
		ST-LT	P	

				It also requires additional information on any application which may cause harm to a designated heritage assets. The policy scores well against this sustainability objective.
Population and human	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	Breckland's five market towns include numerous designated heritage assets. These help to enhance the viability and vitality of the town centre. A policy which seeks to protect heritage assets therefore scores positively against this sustainability objective.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.93

Alternative Option: Do not consider a specific Local Policy				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	

	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	A key element of the character of the landscape and townscape within Breckland is the historic environment and its assets. National policy seeks to ensure that development proposals will lead to unacceptable harm to these heritage assets.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	The alternative option is to rely on national policy. This will still see the protection of the historic environment, and scores positively against the sustainability objective. However a local policy is able to reflect local circumstances and information requirements.
		ST-LT	P	
Population and human	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	0	Breckland's five market towns include numerous designated heritage assets. These help to enhance the viability and vitality of the town centre. Whilst there would be national protection for the historic environment, this is less specific than a separate policy.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.94

Policy ENV 08 Non-Statutory Heritage Assets

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 08	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	+

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Alternative Option: Rely on national planning policy	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Comments: Non-statutory heritage assets contribute towards the character of the landscape and townscape of the District. A policy seeking the protection of those assets which are listed on the Norfolk Historic Environment Record scores positively against the sustainability objectives relating to landscape and townscape and the historic environment. These heritage assets also impact upon the vitality of the town centre in a positive manner.																			

Table 12.95 Summary Table Non-Statutory Heritage Assets

LOCAL PLAN POLICY: ENV08 Non-Statutory Heritage Assets				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and	N/a	N/a	
		N/a	N/a	

	development with minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	Non statutory heritage assets help to enhance the character of the landscape and townscape, alongside the designated heritage assets . These are not currently protected through national planning policy. A policy seeking there retention scores positively against the sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	Non statutory heritage assets have an important role to play in the setting of the historic environment in Breckland. A policy which seeks their retention scores positively against this sustainability objective.
		ST-LT	P	
Population	11. Improve the health and well being of the population.	N/a	N/a	

and human health				
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy supports the conversion of non-statutory heritage assets to residential and economic uses. This will see new housing provision which scores positively against the sustainability objective.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and	D	+	The policy supports the conversion of

	adaptability of the local economy.	ST-LT	P	non-statutory heritage assets to residential and economic uses. This could see new business provision which scores positively against the sustainability objective for the efficiency, competitiveness and adaptability of the local economy.
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Table 12.96

Alternative Option: Do not include a policy within the Local Plan				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	

air pollution	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	Non statutory heritage assets help to enhance the character of the landscape and townscape. These are not currently protected through national planning policy. Reliance on national policy may see the loss of these assets.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	-	See comment above.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	

Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.97

Policy ENV09 Flood Risk & Surface Water Drainage

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV 09	N/a	+	N/a	N/a	N/a	++	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a
Alternative Option: Rely on policies contained within the NPPF	N/a	+	N/a	N/a	N/a	++	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a
Comments: Both the proposed policy and alternative option score well against the sustainability objectives, as they seek to ensure that new developments are not placed in areas at risk of flooding. The proposed policy also places the Norfolk County Council Guidance on sustainable drainage systems (SuDs) into policy, in their role as the Lead Local Flood Authority.																			

Table 12.98 Summary Table Flood Risk and Surface Water Drainage

LOCAL PLAN POLICY: ENV09 Flood Risk & Surface Water Drainage				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions			Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	+	The policy requires new developments to mitigate any flood risk through design and the implementation of sustainable drainage systems.
		MT-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	The policy specifically relates to flood risk rather than water quality.
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	The policy requires all new development to have regard to flood risk and the need to incorporate surface
		MT-LT	P	

				water drainage into the design and development of the scheme. This scores positively against the sustainability appraisal objective.
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	+	The policy seeks to secure SuDS in line with the guidance set out by Norfolk County Council as the Lead Local Flood Authority to deal with sustainable drainage. SuDS can form part of the green infrastructure network.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	The policy requires all development to have regard to flood risk and to be suitably located in areas which will not place the development at risk of flooding.
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.99

Alternative option: Rely on policies contained within the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	+	The alternative approach of relying on national planning policy requires new developments to mitigate any flood risk through design and the implementation of sustainable drainage systems.
		MT-LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	++	The NPPF requires all new development to have regard to flood risk and the need to incorporate surface water drainage into the design and development of the scheme. This scores positively against the sustainability appraisal objective.
		MT-LT	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	

Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The NPPF requires all development to have regard to flood risk and to be suitably located in areas which will not place the development at risk of flooding.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.100

Policy ENV10 Renewable Energy Development

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Policy ENV 10	-	N/a	N/a	N/a	+	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Alternative Option: Rely on policies within the NPPF	-	N/a	N/a	N/a	+	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Comments: A number of the impacts of renewable energy development on the sustainability objectives is currently unclear, and it will depend upon the sites location. The exact impact will be determined through the planning process. However, it is possible to note that most renewable energy schemes are likely to occur on undeveloped agricultural land. The proposed policy on renewable energy development will help to guide this. The approach scores well in relation to the objectives around climate change.																			

Table 12.101 Summary Table Renewable Energy Development

LOCAL PLAN POLICY: ENV10 Renewable Energy Development				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D ST-LT	- P/T	Renewable energy can often require the use of undeveloped land for siting, particularly for schemes such as solar farms. In some instances the use of the land for a renewable scheme may be temporary, however this is not always the case. The policy may therefore have a negative

				impact against this sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy supports the development of renewable energy schemes within the District, where there is no significant adverse effects. The policy scores positively against the sustainability objective.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The development of renewable energy schemes on undeveloped greenfield land has the potential to impact upon biodiversity and geodiversity within the District. The policy does include a criteria around the assessment of effect on biodiversity. The precise impact upon this sustainability objective will depend on the sites location.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	

Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The development of renewable energy schemes has the potential to impact upon the landscape and townscape of the District. No specific reference is made within the policy to landscape and townscape character. The exact impact of a scheme will depend on the sites location, however regard should be had to the Landscape Character Assessment and the Settlement Fringe Study.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The historic environment comprises both built heritage assets and also the environment. The development of renewable energy schemes has the potential to impact upon the historic environment of the District. The exact impact of a scheme will depend on the sites location.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent	N/a	N/a	
		N/a	N/a	

	and appropriate housing that meets their needs.			
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.102

Alternative Option: Do not set out local criteria under which proposals for renewable energy generation development will be permitted				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	Renewable energy can often require the use undeveloped land for siting, particularly for schemes such as solar farms. In some instances the use of the land for a renewable scheme may be temporary, however this is not always the case. The policy may therefore have a negative impact against this
		ST-LT	P/T	

				sustainability objective.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy supports the development of renewable energy schemes within the District, where there is no significant adverse effects. The policy scores positively against the sustainability objective.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	Higher level guidance gives a degree of weight to the consideration of locally important features. However the lack of a locally defined criteria for the assessment of commercial scale energy generation developments has an inherent risk towards the District's amenities.
		?	?	

	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	See comment in relation to sustainability objective 6.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	See comment in relation to sustainability objective 6.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and	N/a	N/a	

	adaptability of the local economy.	N/a	N/a	
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Table 12.103

Policy EC 01 - Economic Development

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 01	-	+	0	0	+	+	+	0	0	0	+	N/a	0	+	+	0	+	++	++
Alternative Option 1: Lower level of employment land	0/-	+	N/a	N/a	+	+	+	0	0	0	+	N/a	0	+	+	0	0/+	+	0
Alternative Option 2: Employment growth based on past take up rates	--	+	N/a	N/a	+	+	+	0	0/-	0	+	N/a	0	+	+	0	+	++	++
Comments: The three options presented all look to increase the level of employment growth within Breckland and have regard to the findings of the Employment Growth Study. The proposed policy seeks to allocate employment growth in line with the 'policy on' scenario set out within the Employment Growth Study. All the approaches score well against the sustainability objectives related to the provision of employment land for the local economy. The Employment Growth Scenario based on past take up rates will require a greater supply of land. This will have an impact upon development on undeveloped land, due to the limited levels of brownfield land in Breckland.																			

Table 12.104 Summary Table Economic Development

LOCAL PLAN POLICY: EC 01 Economic Development				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	The majority of the employment land required over this plan period will be met through the existing allocations. These are predominantly located on greenfield land, and as such score negatively against the SA objective.
		MT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	+	The level and location of employment development has been informed by the Breckland Water Cycle Study. The evidence base shows that there is sufficient water capacity to support the employment development.
		MT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	
		MT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	D	0	
		MT	P	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy allocates employment land to the District's five market towns and Snetterton Heath. These areas are served by public transport.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	The employment site selection has been informed by the Breckland Strategic Flood Risk Assessment. Breckland has significant proportions of land within Flood zone 1 and this should be used in the first instance.
		ST	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	The sites have been assessed having due regard to the findings of the Landscape Character Assessment and the Settlement Fringe Study.
		MT	P	

	8. Protect, enhance and increase Green Infrastructure in the District.	L	0	The policy itself does not incorporate green infrastructure, this will need to be considered as part of any planning application.
		MT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The land allocations have been considered having regard to the Landscape Character Assessment and the Settlement Fringe Study, however the impact will be dependent on the planning application.
		MT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	The land allocations have been considered having regard to the Landscape Character Assessment and the Settlement Fringe Study, however the impact will be dependent on the planning application.
		MT	P	
Population and human health	11. Improve the health and well being of the population.	L	+	The sites are located in areas with access to other services and facilities.
		MT	P	
	12. Reduce and prevent crime	N/a	N/a	This should be included in the design at the planning application stage
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	0	Employment land allocations will not require an increase in public open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The employment land is being focused on the District's five market towns which is in accordance with the employment growth study. This will improve access to services and facilities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	Thetford is the area of the District which scores lowest against the indices of multiple deprivation. Increases in employment land availability in this area will help this.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	The policy seeks to allocate new employment land in accordance with the spatial strategy. Whilst there is not a direct link to housing within the policy, the strategy is in line with the housing allocations.
		MT	P	

Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The majority of employment land will be allocated to the Districts market towns, the population increases in this area will provide a secondary benefit to the town centre in the medium term.
		MT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	The employment allocations are predominantly within the market towns in accordance with the findings of the employment growth study, this approach therefore score highly against the sustainability objective.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	The policy will see an increase in employment land availability in accordance with the employment growth study.
		MT	P	

Table 12.105

Alternative Option 1: Lower level of employment growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0/-	The majority of the employment land required over this plan period will be met through the existing allocations. These are predominantly located on greenfield land, and as such score negatively against the SA objective. A lower level of employment land will reduce the amount of land required.
		MT	P	
	2. Limit water consumption to the capacity of natural processes and storage	D	+	The level and location of employment development has been informed by the Breckland Water Cycle Study. The evidence base shows that there
		MT	P	

	systems and maintain and enhance water quality.			is sufficient water capacity to support the employment development
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy allocates employment land to the District's five market towns and Snetterton Heath. These areas are served by public transport.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	The employment site selection has been informed by the Breckland Strategic Flood Risk Assessment. Breckland has significant proportions of land within Flood zone 1 and this should be used in the first instance.
		ST	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	The sites have been assessed having due regard to the findings of the Landscape Character Assessment and the Settlement Fringe Study.
		MT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	0	The policy itself does not incorporate green infrastructure, this will need to be considered as part of any planning application.
		MT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The land allocations have been considered having regard to the Landscape Character Assessment and the Settlement Fringe Study, however the impact will be dependent on the planning application.
		MT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	The land allocations have been considered having regard to the Landscape Character Assessment and the Settlement Fringe Study, however the impact will be dependent on the planning application.
		MT	P	

Population and human health	11. Improve the health and well being of the population.	L	+	The sites are located in areas with access to other services and facilities.
		MT	P	
	12. Reduce and prevent crime	N/a	N/a	This should be included in the design at the planning application stage.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	L	0	Employment land allocations will not require an increase in public open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The employment land is being focused on the District's market towns which is in accordance with the employment growth study. This will improve access to services and facilities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0/+	Thetford is the area of the district which scores lowest against the indices of multiple deprivation. A lower level of employment land compared to the preferred approach may reduce access to employment opportunities.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	The policy seeks to allocate new employment land in accordance with the spatial strategy. Whilst there is not a direct link to housing within the policy, the strategy is in line with the housing allocations.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	0/+	The majority of employment land will be allocated to the District's market towns, the population increases in this area will provide a secondary benefit to the town centre in the medium term. A lower level of employment land than the preferred direction may reduce access.
		MT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	The employment allocations are predominantly within the market towns in accordance with the findings of the employment growth study, this approach therefore score positively against the sustainability objective.
		MT	P	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	0	A lower level of employment land may reduce choice within the market and impact on the local economy.
		MT	P	

Table 12.106

Alternative Option 2: Allocate employment land based on past take up rates				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	Relying on past take up rates will see the requirement for more land to be made available for employment uses. Due to the limited quantum of brownfield land available within Breckland it is likely that the majority of this will be undeveloped land.
		MT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	+	The level and location of employment development has been informed by the Breckland Water Cycle Study. The evidence base shows that there is sufficient water capacity to support the employment development
		MT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The policy allocates employment land to the District's five market

		MT	P	towns and Snetterton Heath. These areas are served by public transport.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	D	+	The employment site selection has been informed by the Breckland Strategic Flood Risk Assessment. Breckland has significant proportions of land within Flood zone 1 and this should be used in the first instance.
		ST	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	+	The sites have been assessed having due regard to the findings of the Landscape Character Assessment and the Settlement Fringe Study.
		MT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	L	0	The policy itself does not incorporate green infrastructure, this will need to be considered as part of any planning application.
		MT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0/-	The land allocations have been considered having regard to the Landscape Character Assessment and the Settlement Fringe Study, however the impact will be dependent on the planning application. The requirement for more land to be made available may have an adverse impact upon the landscape and townscape.
		MT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	0	The land allocations have been considered having regard to the landscape character assessment and the settlement fringe study, however the impact will be dependent on the planning application. The requirement for more land to be made available may have an adverse impact upon the historic environment.
		MT	P	
Population and human health	11. Improve the health and well being of the population.	L	+	The sites are located in areas with access to other services and facilities.
		MT	P	
	12. Reduce and prevent crime	N/a	N/a	This should be included in the design at the planning application stage
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	L	0	Employment land allocations will not require an increase in public open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The employment land is being focused on the District's market towns which is in accordance with the employment growth study. This will improve access to services and facilities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	Thetford is the area of the district which scores lowest against the indices of multiple deprivation. Increases in employment land availability in this area will help this.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	0	The policy seeks to allocate new employment land in accordance with the spatial strategy. Whilst there is not a direct link to housing within the policy, the strategy is in line with the housing allocations.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The majority of employment land will be allocated to the District's market towns, the population increases in this area will provide a secondary benefit to the town centre in the medium term.
		MT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	The employment allocations are predominantly within the market towns in accordance with the findings of the employment growth study, this approach therefore score highly against the sustainability objective.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	Having regard to past take up rates will see an increase in employment land availability in accordance with the employment growth study.
		MT	P	

Table 12.107

Policy EC 02 - Snetterton Heath

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 02	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	N/a	N/a	++	N/a	N/a	++	++
Alternative Option: Rely on other policies within the Local Plan	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-
Comments: The sustainability appraisal shows that the policy scores positively against the requirement to provide new employment land within the District and ensure that the economy is competitive and adaptable. Snetterton remains an important employment location within Breckland. Including within the policy the opportunity to direct different B class uses to different areas of the site also scores positively against the appraisal objectives.																			

Table 12.108 Summary Table Snetterton Heath

LOCAL PLAN POLICY: EC02 Snetterton Heath				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	There is limited brownfield land available within the District. The allocation of employment land at Snetterton would require the use of greenfield land, and as such scores negatively against this criteria.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems	N/a	N/a	
		N/a	N/a	

	and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	This would be dependent on the design of the buildings.
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	0	The policy includes the requirement for employment development to include suitable landscaping to minimise impact.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	The policy does not include any specific reference to the historic environment. This was considered in the Historic Character Assessment would be dealt with through other policies within the Local Plan.
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	

		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	++	The policy seeks to provide 20ha of employment with guidance on different B uses within the site. The policy is designed to support a range of job types suitable for people seeking a variety of work opportunities.
		LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	The policy seeks to provide 20ha of employment with guidance on different B uses within the site. The policy is designed to support a range of job types suitable for people seeking a variety of work opportunities.
		LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	Snetterton is a major employment centre within Breckland, extension to the site will help to meet employment needs within the District and as such it score positively against this criteria.
		LT	P	

Table 12.109

Alternative Option: Don't define areas of the site for different employment uses				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	Not defining B class uses within the general employment area would not impact upon the loss of undeveloped land.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	

	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	Depends on the specification within the planning application.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L/D	-	By defining the employment area into zones by uses this helps to ensure that a
		ST-LT	P	

				range of job types are available.
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L/D	-	Directing employment uses to different areas of the employment site has the benefit of ensuring compatible uses are well related to each other. Not including this may impact upon the competitiveness and adaptability of the employment area.
		ST-LT	P	

Table 12.110

Policy EC 03 General Employment Areas

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 03	0	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	-	+	++	++
Alternative Option: Do not protect employment areas solely for B class uses	?	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	+	-	--	--
Comments: The proposed policy is to protect general employment areas within Breckland for employment uses. This approach scores well against the sustainability objectives based around the economy. The approach is also in conformity with the Employment Growth Study 2013.																			

Table 12.111 Summary Table General Employment Areas

LOCAL PLAN POLICY: EC 03 General Employment Areas

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	0	Restricting development on employment sites for non-employment uses may put some pressure on the release of undeveloped and agricultural land for development.
		LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	

	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	-	Restricting development on employment sites for non-employment uses may be detrimental to the provision of facilities and services in settlements.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	-	Restricting development on employment sites for non-employment uses could result in vacant under used land which could be used to provide homes for the population.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	Restricting development on employment sites for
		ST-LT	P	

				non-employment uses will result in less out-of-town retail units, thus improving the vitality and viability of town centres.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	++	Protecting employment sites allows for enhancement of employment opportunities and greater accessibility to employment.
		ST-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	++	Providing and protecting areas from employment use will ensure there is appropriate areas of accessible land available to improve efficiency, competitiveness and adaptability of the local economy.
		ST-LT	P	

Table 12.112

Alternative Option: Do not protect employment areas solely for B class uses				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the	?	?	Development of non-employment uses on employment land could result in a minimal reduction in demand on
		?	?	

	impacts on the environment and safeguard resources for the future generations.			undeveloped and agricultural land.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Not protecting employment areas will result in more land being available for the development of services and facilities.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	Not protecting employment areas will result in more land available to support housing growth.
		MT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	-	No protection for employment areas may result in retail units being developed in employment areas outside of town centres, thus undermining the vitality and viability of town centres.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	--	Not protecting employment areas could result in a loss of land availability for employment opportunities. This could reduce the accessibility of satisfying work for the local people.
		ST-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	--	Option could result in loss of land for employment uses, which could have a detrimental effect on the local economy.
		ST-LT	P	

Table 12.113

Policy EC04 Employment Development Outside of General Employment Areas

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 04	-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++
Alternative Option: allow for employment development wherever it chooses to locate	--	N/a	N/a	N/a	0/-	N/a	-	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	0
Comments: The proposed policy seeks to locate employment development to general employment areas in the first instance, however it acknowledges that this approach is not always suitable. This policy is carried forward from the Core Strategy and scores negatively against some of the sustainability objectives around the landscape. The proposed approach is more favourable in relation to the employment objectives.																			

Table 12.114 Summary Table Employment Development Outside of General Employment Areas

LOCAL PLAN POLICY: EC 04 Employment Development Outside of General Employment Areas				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	-	Option could result in limited loss of undeveloped and agricultural land particularly in the case of industries related to agriculture and forestry.
		MT-LT	P	

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	Employment development in remote countryside locations could result in employees having to travel long distances to work.
		MT-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	Limited loss of undeveloped land could result in a detrimental effect on biodiversity
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	-	B class use outside of General Employment Areas could have a detrimental affect on the townscape and landscape.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	-	B class use outside of General Employment Areas could have a detrimental affect on the townscape and landscape, including the historic environment.
		ST-LT	P	

Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	++	Option allows flexibility for the location of employment use where there is an identified need, thus creating employment opportunities to meet the needs of the local population.
		ST-LT	P	
	19. Improve the efficiency, competitiveness and	L	++	Option allows for diverse rural economy

	adaptability of the local economy.	ST-LT	P	by allowing for employment development in the countryside which supports agriculture and forestry. The option allows a level of flexibility to ensure economic development is not overly restricted by lack of appropriately located, available land.
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Table 12.115

Alternative Option: Allow for employment development wherever it chooses to locate				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	Limited restrictions on employment development in the countryside would result in a loss of undeveloped and agricultural land.
		MT-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	

Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	Employment development in remote countryside locations could result in employees having to travel long distances to work.
		MT-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	L	-	Limited loss of undeveloped land could result in a detrimental effect on biodiversity
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	-	B class use outside of General Employment Areas could have a detrimental affect on the townscape and landscape.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	L	-	B class use outside of General Employment Areas could have a detrimental affect on the townscape and landscape, including the historic environment.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	

Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	-	Option would create employment opportunities throughout the district, but these opportunities might not be accessible to the whole population
		ST-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	0	Option would ensure that there are no land availability restrictions to employment development and would allow business to locate where they thought it was economically viable for them to locate. However, the dispersal of businesses in rural areas may not be economically efficient in the longer term, due to the loss of networks associated with concentrated areas of employment land uses.
		ST-LT	P	

Table 12.116

Policy EC 05 - Town Centre and Retail Strategy

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 05	0	0	N/a	N/a	+	0	N/a	N/a	+	-	+	N/a	N/a	++	+	N/a	++	+	+
Alternative Option: reliance on the impact assessment threshold set out within the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-	N/a	-	+	+
<p>Comments: The preferred policy option has been developed having regard to the findings of the Retail and Town Centre Study. The approach takes into account the size of the town centres within Breckland's market towns and scores well against the economic objectives relating to the vitality and viability of these centres. The preferred direction also scores well against the social aspects of the sustainability appraisal relating to access to service and facilities.</p> <p>The alternative option is rely on the impact assessment threshold within the NPPF. This is a higher threshold than recommended within the preferred policy. A significant proportion of retail development which comes forward within Breckland is below this level. Relying on a higher threshold may adversely impact the vitality and viability of the town centres.</p>																			

Table 12.117 Summary Table Town Centre and Retail Strategy

LOCAL PLAN POLICY: EC 05 Town Centre and Retail Strategy				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	- -	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the	L	0	Policy relates to existing town centres
		N/a	N/a	

	impacts on the environment and safeguard resources for the future generations.			
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	0	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	Compatibility with this objective will be determined at the planning application stage.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	D	+	The supports the development of town centre uses within the Districts town centres. This is compatible with the aims of the objective as these are more accessible locations by means other than single occupancy car.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	L	0	The policy allocates retail floorspace across the District, including to Thetford. Whilst the level of growth can be accommodated within the town, any new development will need to have regard to the town centres location at the confluence of the Rivers Thet and Little Ouse and the Strategic Flood Risk Assessment. No specific reference is made to this within either the policy or the reasoned justification.
		ST	P	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	

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

Economic Activity	17. Increase the vitality and viability of existing town centres.	L	++	The policy reflects the findings of the Retail and Town Centre Study. Increases in floorspace within the town centre and lower impact assessment thresholds will improve the vitality and viability of the town centre.
		ST	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	+	The policy allows for an increase in retail and town centre floorspace across the A use class in accordance with the findings of the Retail and Town Centre study.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	The policy does not directly allocate land for business development, however it is supportive of new floorspace within the town centre.
		MT	P	

Table 12.118

Alternative Option: Reliance on the impact assessment levels set out within the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems	N/a	N/a	
		N/a	N/a	

	and maintain and enhance water quality.			
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	Compatibility with this objective will be determined at the planning application stage.
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	This will be determined at the planning application stage
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	-	The higher threshold for impact assessments could lead to more retail developments being located outside of existing town centres. This would reduce accessibility to these developments.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	-	See comment above
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	-	The threshold to require impact assessments for developments outside the designated town centre within the NPPF is for 2,500 sqm. Development of 2500sqm would be relatively large scale for the town centres in Breckland. As such below this level proposals coming forward may adversely impact the vitality and viability of the town centres.
		ST	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	+	The policy allows for an increase in retail and town centre floorspace across the A use class in accordance with the findings of the Retail and Town Centre study.
		MT	P	
	19. Improve the efficiency, competitiveness and	L	+	The policy does not directly allocate land for

	adaptability of the local economy.	MT	P	business development, however it is supportive of new floorspace within the town centre.
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Table 12.119

Policy EC 06 Farm Diversification

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 06	0/-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	N/a	N/a	N/a	N/a	0/+	N/a	N/a	-	+	+
Alternative Option: Retain existing Core Strategy policy on farm diversification	0/-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	N/a	N/a	N/a	N/a	0/+	N/a	N/a	0/-	+	+
Comments: Farm diversification is an important mechanism for support farming enterprises and securing their ongoing viability and scores well against the economic sustainability objectives. The policy scores less well in relation to the loss of undeveloped agricultural land and also impacts on climate change.																			

Table 12.120 Summary Table Farm Diversification

LOCAL PLAN POLICY: EC 06 Farm Diversification				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the	L ST	0/- P	The policy approach could see the loss of agricultural land, however the approach does require the development to be subservient to the main

	impacts on the environment and safeguard resources for the future generations.			agriculture use and required to support its continued viability.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	Diversification of farms could lead to development in remote areas, increasing the need for people to travel by car to access to services.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	The policy could see further development on agricultural holdings across the District. This may lead to impacts upon biodiversity and hence the negative score on the sustainability appraisal.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	The policy could see further expansion into the countryside taking in undeveloped land and agricultural land. This could result in a detrimental impact on landscape. The policy does however include a criterion on proposals not
		ST-LT	P	

				having an unacceptable impact on residential amenity.
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	0/+	Farm diversification can present an opportunity to provide services to rural communities in the form of a farm shop or community facility. As a result rural accessibility to services can be improved through farm diversification, although much of this will depend on the proposed use.
		MT-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	-	Farm diversification may include town centre retail uses, for instance on the form of farm shops. As the policy requires the diversification to be subservient to the farm holding, the impact on the vitality and viability of the town centre is likely to be minimal.
		MT-LT	P	

	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	+	The option allows some flexibility in the local economy
		ST-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	This policy approach allows for the diversification of the rural economy and the potential for job creation within the rural area. The policy has been developed to support the continuing viability of agricultural holdings.
		ST-LT	P	

Table 12.121

Alternative Option: Retain existing Core Strategy policy on Farm Diversification				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	0/-	The policy approach could see the loss of agricultural land.
		ST	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional	N/a	N/a	
		N/a	N/a	

	growth and development with minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	Diversification of farms could lead to development in remote areas, increasing the need for people to travel by car to access to services.
		ST-LT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	-	The policy could see further development on agricultural holdings across the District. This may lead to impacts upon biodiversity and hence the negative score on the sustainability appraisal.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	The policy could see further expansion into the countryside taking in undeveloped land and agricultural land. This could result in a detrimental impact on landscape. The policy does however include a criterion on proposals not having an unacceptable impact on residential amenity.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population	11. Improve the health and well being of the population.	N/a	N/a	

and human health				
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	0/+	Farm diversification can present an opportunity to provide services to rural communities in the form of a farm shop or community facility. As a result rural accessibility to services can be improved through farm diversification, although much of this will depend on the proposed use.
		MT-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
	17. Increase the vitality and viability of existing town centres.	L	0/-	The Core Strategy policy specifically makes mention to the development of retail uses and the requirement for proposals to demonstrate need within the local area.
		MT-LT	P	
Economic Activity	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	+	The option allows some flexibility in the local economy
		ST-LT	P	
	19. Improve the efficiency, competitiveness and	L	+	This policy approach allows for the

	adaptability of the local economy.	ST-LT	P	diversification of the rural economy and the potential for job creation within the rural area. The policy has been developed to support the continuing viability of agricultural holdings.
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Table 12.122

Policy EC 07 Tourism Related Development

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 07	--	0	0	N/a	0/-	?	?	?	?	?	N/a	N/a	N/a	N/a	N/a	N/a	+	++	++
Alternative Option: Retain the Core Strategy Policy	-	0	0	N/a	N/a	?	?	?	?	?	N/a	N/a	N/a	N/a	N/a	N/a	+	++	+
Comments: Both the preferred direction and the alternative option recognise the importance of tourism for Breckland's economy and support its development, in this regard both the policy options score well against sustainability objectives relating to the local economy. The preferred direction is more supportive of smaller scale developments within the rural area than the alternative option, which sought information around the facility it would sustain. Due to the limited levels of brownfield land within the District, particularly in rural areas, this scores negatively against the sustainability objectives relating to loss of undeveloped land.																			

Table 12.123 Summary Table Tourism Related Development

LOCAL PLAN POLICY: EC 07 Tourism Related Development				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	

Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	L	--	The policy allows for tourist related development across the district, whilst the focus for major schemes is on the market towns, smaller scale development is acceptable across the district subject to scale and type. Whilst, the effect on this objective will be dependent on the particular site, due to the limited quantum of brownfield land across the District it is likely that most development will occur on undeveloped land.
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0/-	The preferred direction allows for smaller scale tourism development across the district. This may lead to development in areas without public transport access and as such lead to reliance on the private car. The impact upon air pollution likely to be minimal.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The effect of this objective will be dependent on the particular site selected, as such the impact is unclear at present but should be dealt with during the planning application stage.
		?	?	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and
		?	?	

				rural areas with known biodiversity value such as Thetford Forest or the river valleys.
	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and rural areas with known biodiversity value such as Thetford Forest or the river valleys.
		?	?	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The effect on this objective will be dependent on the particular site selected. The impact will need to be carefully considered given the dependency between a successful tourist economy and an attractive landscape and built environment.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The impact on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and heritage, including the historic environment.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	

	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The policy seeks to promote larger scale development within or close to town centres as sustainable locations from which to explore Breckland. This scores good compatibility with this objective.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	++	The policy supports the development of new tourist facilities and accommodation within the District. Tourism is a key employment sector within Breckland and as such the policy scores well against this objective.
		ST	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	++	Tourism and tourist related employment is a key sector within Breckland's economy. The policy supports the sustainable development of tourist facilities within the District. The preferred direction supports smaller scale tourism development across the district.
		ST	P	

Table 12.124

Alternative Option: Retain existing Core Strategy policy				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
		D	0	
	Decision making (Appraisal) questions	N	--	
		ST	P	
		MT	T	
		LT		
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the	L	-	The alternative option allows for tourist related development in the countryside with an emphasis on re-using existing buildings or on
		ST-LT	P	

	recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.			previously developed land. However, the effect on this objective will be dependent on the particular site, the availability of brownfield opportunities in that location and therefore the effect is uncertain.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.
		LT	P	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	D	0	New development will see a need for increased water consumption, however the impact from tourism development is likely to be minimal.
		LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	?	?	The effect of this objective will be dependent on the particular site selected, as such the impact is unclear at present but should be dealt with during the planning application stage.
		?	?	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and rural areas with known biodiversity value such as Thetford Forest or the river valleys.
		?	?	
	8. Protect, enhance and increase Green Infrastructure in the District.	?	?	The effect on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and rural areas with known
		?	?	

				biodiversity value such as Thetford Forest or the river valleys.
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	?	?	The effect on this objective will be dependent on the particular site selected. The impact will need to be carefully considered given the dependency between a successful tourist economy and an attractive landscape and built environment.
		?	?	
	10. Conserve and where appropriate enhance the historic environment.	?	?	The impact on this objective will be dependent on the particular site selected. The effect will need to be carefully considered given the close relationship between tourism and heritage, including the historic environment.
		?	?	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	The Core Strategy policy seeks to promote hotel and motel accommodation within or close to town centres as sustainable locations from which to explore
		ST-LT	P	

				Breckland. This scores good compatibility with this objective.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	L	++	The Core Strategy policy supports the development of new tourist facilities and accommodation within the District subject to a number of criteria. Tourism is a key employment sector within Breckland and as such the policy scores well against this objective.
		ST	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	L	+	Tourism and tourist related employment is a key sector within Breckland's economy. The policy supports the sustainable development of tourist facilities within the District where they support an existing facility.
		ST	P	

Table 12.125

Policy EC 08 Advertising and Signs

	Sustainability Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
EC 08	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a
Alternative Option: Do not include a local policy on advertisements and signs	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Comments: Advertisements and Signs can have a significant impact on the aesthetics of an area and a development. Including a positive local plan policy should help to ensure that the impact of signs on the districts environment, including landscape townscape character and also the historic environment are taken into account through the planning process. This approach scores positively against the sustainability objectives for the environment.																		

Table 12.126 Summary Table Advertising and Signs

LOCAL PLAN POLICY: EC 08 Advertising and signs				
SEA/SA Topic	Sustainability Appraisal Objective	L D	++ 0	Assessment of policy against sustainability objective

	Decision making (Appraisal) questions	N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	

Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	++	Advertisements and signage can have a significant impact on the character and the perception of an area. The preferred approach requires advertisements and signs to have regard to their setting specifically landscape and townscape.
		ST	T	
	10. Conserve and where appropriate enhance the historic environment.	L	++	Advertisements and signage can have a significant impact on the character and the perception of an area. The preferred approach requires advertisements and signs to have regard to their setting specifically landscape and townscape. It also makes reference to the specific requirements of the historic environment.
		ST	T	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and	N/a	N/a	

	appropriate housing that meets their needs.	N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	L	+	The policy has been assessed as having a positive impact against the sustainability objective relating to the landscape and townscape. Improvements to the street scene within the Districts town centres will improve the vitality of these areas.
		ST	Y	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.127

Alternative Option: Do not include a local policy on advertisements and signs				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N ST MT LT	++ 0 -- P T	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and	N/a N/a	N/a N/a	

	safeguard resources for the future generations.			
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	L	-	Advertisements and signage can have a significant impact on the character and the perception of an area. Not including a local policy within Local Plan will not mean that the landscape and townscape isn't taken into account, however it risks a level of inconsistency in the way in which they are assessed which could be
		ST	T	

				detrimental to the protection of the landscape and townscape of the district.
	10. Conserve and where appropriate enhance the historic environment.	L	-	Advertisements and signage can have a significant impact on the character and the perception of an area. The preferred approach requires advertisements and signs to have regard to their setting specifically landscape and townscape. Not including a policy risks a level of inconsistency in the way in which they are assessed which could be detrimental to the protection of the historic environment of the District
		ST	T	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	

Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.128

Policy COM 01 Design

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
COM 01	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	+	++	+	N/a	N/a	+	+	N/a	+
Alternative Option: Rely on policies within the NPPF	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Comments: The design of a development is a key part of the planning process and should be considered at the very beginning of the scheme. Including a locally led set of design principles will help to achieve this goal and scores positively against the sustainability objectives. Not including a local policy does not mean that design would not be considered through the planning process, however it risks not being as responsive to the local area. Furthermore it scores poorly around ideas on the the landscape and townscape character and the historic environment.

Table 12.129 Summary Table Design

LOCAL PLAN POLICY: COM01 Design				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	- -	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness,	D	++	The most obvious effects of good design is the contribution

landscape	diversity and quality of landscape and townscape character.	ST-LT	P	that is made to the townscape and landscape of places. The effective application of good design principles should result in a particular compatibility with this sustainability objective.
	10. Conserve and where appropriate enhance the historic environment.	D	++	Good design should take into account the setting of the area and the local character. The application of the good design policy should result in a particular compatibility with this sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	+	Well designed development should incorporate open space and/or create good accessibility links. It should also incorporate features that promote a choice of transport, including walking or cycling. This may contribute to the improvement of the health and well being of the population.
		ST-LT	P	
	12. Reduce and prevent crime	D	++	The policy incorporates crime prevention as one of the principles of good design. This can be through both the prevention of crime and the prevention of the fear of crime.
		ST-LT	P	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	Well designed development should integrate any element of open space, or forge links to existing open space as far as is practicable.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	Well designed housing should incorporate an appropriate mix of house types and should be designed in such a way as to be
		ST-LT	P	

				capable of adaptation to meet the changing needs of its occupiers. There are risks that very high standards of design confer additional costs to the developer, in terms of money and time, and this may impact upon the market attractiveness of sites and therefore the delivery of housing.
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	+	Well designed buildings, spaces and transportation routes will contribute to the creation of an attractive environment that people will want to use. This will help to create vital and viable town centres.
		ST-LT	P	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Well designed buildings, spaces and transportation routes will contribute to the creation of an attractive and well functioning environment that people will want to use and invest in. Therefore well designed places will help to contribute to the competitiveness of the economy. Buildings designed to be adaptable will build in adaptability which should help the reactivity of the economy by ensuring that buildings are suitable for a number of purposes. There are risks that very high standards of design confer additional costs to the developer, and this may impact upon the attractiveness of sites and therefore the delivery of employment development.
		ST-LT	P	

Table 12.130

Alternative Option: Do not set out locally defined principles to be used to assess the quality of development proposals				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and	N/a	N/a	

	promote and conserve geodiversity.	N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	The absence of a local design policy would not remove design as a consideration from the design process. However, the designation of design principles at the site level risks an inconsistency that would be detrimental to the protection of the landscape and townscape of the district.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	-	The absence of a local design policy would not remove design as a consideration from the design process. However, the designation of design principles at the site level risks inconsistency that would be detrimental to the protection and enhancement of the districts historic environment.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.131

Policy COM 02 - Healthy Lifestyles

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
COM 02	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	+	+	++	N/a	+	N/a	+	+	N/a	N/a	N/a
Alternative Option: Do not include a policy in the Local Plan.	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	0	0	0	N/a	N/a	N/a	0	N/a	N/a	N/a	N/a
Comments: Including a policy on healthy lifestyles within the plan scores well against the social sustainability objectives, including redressing existing inequalities. Having a policy should ensure that health is considered at the design stage																			

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
of any development. Whilst not having a policy does not necessarily score negatively against the sustainability objectives it is not as positive.																			

Table 12.132 Summary Table Healthy Lifestyles

LOCAL PLAN POLICY: COM 02 Healthy Lifestyles				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	

air pollution	5. Reduce contributions to climate change and localised air pollution.	L	+	The policy requires all new developments to consider health impacts through design and construction. This would include access to services and facilities by means other than single occupancy car.
		ST	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	+	The policy requires new development to consider the health impact through the design and construction phase. The landscape and townscape of a development can have a significant health impact.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	The policy requires new development to consider the health impact through the design and construction phase. The landscape and townscape of a development can have a significant health impact.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	++	The policy requires all new development to consider health impacts from the initial design phase and as such score positively against the sustainability objective.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	Compatibility with the objective will occur through the planning application stage.
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new developments should provide open space. As part of the application proposal developments will now need to consider impact upon health, which includes access to open space.
		ST	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	+	The policy requires new development to have regard to health impacts, particularly in regards to economic, environmental and social conditions. This should help to redress inequalities within the district.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	The policy requires new development to have regard to health impacts, particularly in regards to economic, environmental and social conditions. This should help to redress inequalities within the district.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.133

Alternative Option: Do not include a policy on healthy lifestyles within the Local Plan

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	0	The locational strategy means that the majority of development within the district will be located in areas of public transport availability. However it may mean that provision within development for walking and cycling may not be included.
		ST	P	

	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	0	
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	0	
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	D	0	
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	D	0	A policy on healthy lifestyles would benefit a number of groups within the district. Not including the policy will not score negatively against this objective however it will maintain the status quo.
		ST-LT	P	

	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.134

Policy COM 03 - Protection of Amenity

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
COM 03	N/a	N/a	N/a	N/a	N/a	N/a	+	+	++	++	?	N/a	?	N/a	N/a	+	?	N/a	N/a
Alternative Option: Do not seek to protect the amenities of the District through a Local Plan policy	N/a	N/a	N/a	N/a	N/a	N/a	?	?	-	-	?	N/a	?	N/a	N/a	-	?	N/a	M/a
Comments: Consideration of amenity is a key part of the planning process. Without a specific local plan process it does not mean that amenity will not be considered through the planning process. However, the level of weight which can be given to different amenity issues through the planning process may be diminished. Not including a policy within the local plan scores negatively against a number of the sustainability objectives, particularly those relating to the environment.																			

Table 12.135 Summary Table Protection of Amenity

LOCAL PLAN POLICY: COM03 Protection of Amenity

SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	+	Areas of particular conservation or environmental interest are also often areas that are important local amenities. Therefore the protection
		ST-LT	P	

				of amenities will have an indirect benefit to areas contributing to the bio-diversity of the district. There is therefore good compatibility with this sustainability objective. There is no substantial evidence that there will be any notable improvement of this compatibility over time.
	8. Protect, enhance and increase Green Infrastructure in the District.	D	+	Areas of green infrastructure are also often areas that are important local amenities. Therefore the protection of amenities will have an indirect benefit to areas contributing to the bio-diversity of the district. There is therefore good compatibility with this sustainability objective. There is no substantial evidence that there will be any notable improvement of this compatibility over time.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	++	The diversity and distinctiveness of the landscape of the district is clearly an amenity that would be preserved within this policy. Therefore there is a strong compatibility with this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	++	The historic environment is a key local amenity that ought to be protected by a general amenity policy. Therefore this is a strong compatibility with this sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	?	?	The maintenance of the amenities of the district may potentially help to maintain the attractiveness of open space and community areas. This may in turn attract people to use these facilities and as such help to improve health. However, this is a subjective and unsubstantiated assumption and therefore the level of compatibility has not been defined at this juncture.
		?	?	

	12. Reduce and prevent crime	N/a	N/a	The protection of local amenities will include the interests of maintaining the quality of areas of open space. Although this will not improve quality or quantity it will ensure that there is not a detrimental wasting of areas of open space. Therefore although not a positive compatibility with this sustainability objective, there is a degree of compatibility with its underlying aims.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	?	?	
		?	?	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	+	An essential element of maintaining decent and appropriate housing is ensuring the protection of residential amenity. Therefore there is a good compatibility with this sustainability objective. It is not considered that there is a strong compatibility with this objective as it will not deliver the affordable aspect of the sustainability objective.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	?	?	The protection of the districts amenities, including the features of its historic and natural environment may have benefits in terms of the vitality of the districts town centres. The principle potential benefit is that by protecting desirable features the attractiveness of town centres can be maintained against a backdrop of expansion and this may aid their attractiveness to consumers. However, this is an
		?	?	

				unsubstantiated effect that cannot be quantified at this juncture.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.136

Alternative Option: Do not include a specific local policy on protection of amenity				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with	N/a	N/a	
		N/a	N/a	

	minimal impacts on water quality.			
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D	?	The absence of a locally defined amenity policy would not preclude consideration of the impact of development on natural features from a contribution to local amenity. However the lack of a local policy may diminish the weight that can be attached to such issues in the planning process. To this extent there may be a conflict with this sustainability objective.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	D	?	
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D	-	There is a risk that the lack of a local policy seeking to preserve the districts visual amenities will diminish the weight that can be given to this issue through the development management process. This leads to a minor conflict with this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	-	
		ST-LT	P	

Population and human health	11. Improve the health and well being of the population.	?	?	
		?	?	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	?	?	A locally defined policy that aims to preserve the amenities of the district will not improve the quality or quantity, it might help to ensure that there is not a detrimental wasting of areas of open space. An absence of a locally defined planning policy may have the opposite effect. There is a degree of conflict with the underlying aims of this sustainability objective.
		?	?	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	-	A key element of providing decent and appropriate housing is ensuring that an appropriate level of residential amenity is afforded to all properties. The failure to set out a locally defined set of criteria may undermine this aim.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	?	?	A potential benefit of protecting the desirable features and attractiveness of town centres against a backdrop of expansion, is an added attraction to consumers. An absence of local policy seeking to maintain these amenities may have the opposite effect.
		?	?	

				However, it is difficult to quantify the impact of this.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.137

Policy COM 04 - Community Facilities

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
COM 04	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	++	+	N/a	N/a	N/a	N/a
Alternative Option: Rely on other policies within the NPPF	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	--	-	N/a	N/a	N/a	N/a
Comments: The preferred direction is to include a policy around the protection of community facilities through the Local Plan. This approach is carried forward from the Core Strategy and scores well against the social sustainability objectives. Local facilities provide access to facilities for people who may not be able to travel to higher order settlements. The alternative option is to not include a specific policy within the Local Plan and instead rely on policies within the NPPF. This approach scores negatively against a number of sustainability objectives and will lead to the need to travel further to services and facilities.																			

Table 12.138 Summary Table Community Facilities

LOCAL PLAN POLICY: COM04 Community Facilities				
SEA/SA Topic	Sustainability Appraisal Objective	L	++	Assessment of policy against sustainability objective
	Decision making (Appraisal) questions	D	0	
		N	--	
		ST	P	

		MT LT	T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	+	Protection of key local services reduces peoples need to travel long distances, thus lowering carbon dioxide emissions.
		MT	P	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	

landscape	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	L	?	Reducing peoples need to travel by protecting key local services could improve the well being of the local population
		MT	P	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	++	Protection of local services ensures everyone has access to key local services and facilities
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	+	Protection of local services ensures everyone has reasonably easy access to the services that they need.
		MT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	

	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.139

Alternative Option: Rely on other policies within the NPPF				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	L	-	This option could result in the loss of services in rural areas, increasing people's need to travel longer
		MT-LT	P	

				distances to higher order settlement, thus contributing to climate change.
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	--	Option could result in loss of essential services and facilities to redevelopment.
		MT-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	-	Loss of services and facilities could result in some areas of the population having more
		MT-LT	P	

				difficulty accessing essential services and facilities.
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.140

Policy INF 01 - Telecommunications

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
INF 01	?	N/a	N/a	N/a	N/a	N/a	-	-	+	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+
Alternative Option: Allow telecommunications development wherever it is proposed	-	N/a	N/a	N/a	N/a	N/a	-	-	--	--	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+

Comments: New telecommunications infrastructure is important for delivering and supporting a strong economy within Breckland, as such policies supporting the development of telecommunications infrastructure score well against the sustainability objectives for the economy. The alternative option of allowing telecommunication infrastructure wherever it chooses potentially has significant negative impacts in relation to landscape and townscape character, the historic environment, biodiversity, green infrastructure and geodiversity.

Table 12.141 Summary Table Telecommunications

LOCAL PLAN POLICY: INF 01 Telecommunications				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	?	?	The technical requirements of some telecommunications infrastructure will dictate that they will need to be located in the countryside. However, locally defined criteria should ensure that this is a last resort, and that all visual impacts will be minimised.
		?	?	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	

Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	-	No specific reference is made to the protection of biodiversity or geodiversity within the policy, instead the policy relies on visual impact.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N	-	No specific reference is made to the protection of biodiversity or geodiversity (including green infrastructure) within the policy, instead the policy relies on visual impact.
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	+	The policy includes a locally defined criteria around avoidance of sites with an unacceptable impact on visual or residential amenity. This provides compatibility with this sustainability objective.
		ST-LT	P	
	10. Conserve and where appropriate enhance the historic environment.	D	+	The policy includes a locally defined criteria around avoidance of sites with an unacceptable impact on the historic environment. This provides compatibility with this sustainability objective.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	

	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	A good telecommunication network is essential to the development of the local economy, and therefore is important to this sustainability objective.
		MT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	A good telecommunication network is essential to the development of the local economy, and therefore is important to this sustainability objective.
		MT	P	

Table 12.142

Alternative Option: Allow telecommunications development wherever it is proposed				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L	++	Assessment of policy against sustainability objective
		D	0	
		N	--	
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the	N	-	The technical requirements of some telecommunications infrastructure will dictate that they will need to be located in the
		MT-LT	P	

	impacts on the environment and safeguard resources for the future generations.			countryside. A policy which permits development wherever it is proposed potentially has conflict with this policy.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N	-	Allowing development wherever it is proposed may endanger areas of particular interest. Therefore there is a conflict with this sustainability objective.
		ST-LT	P	
	8. Protect, enhance and increase Green Infrastructure in the District.	N	-	See comment above
		ST-LT	P	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N	--	Allowing telecommunications development wherever it chooses to locate will not have regard to the impact on the landscape or townscape character and scores
		ST-LT	P	

				negatively against this sustainability objective.
	10. Conserve and where appropriate enhance the historic environment.	D	--	Telecommunications development has the potential to have a significant impact upon the historic environment.
		ST-LT	P	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	N/a	N/a	
		N/a	N/a	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	N/a	N/a	
		N/a	N/a	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	N/a	N/a	
		N/a	N/a	
Economic Activity	17. Increase the vitality and viability of existing town centres.	N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	A good telecommunication network is essential to the development of the local economy, and therefore is important to this sustainability objective.
		MT	P	
	19. Improve the efficiency, competitiveness and	D	+	A good telecommunication

	adaptability of the local economy.	MT	P	network is essential to the development of the local economy, and therefore is important to this sustainability objective.
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Table 12.143

Policy INF 02 - Developer Contributions

	Sustainability Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
INF 02	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a
Comments: The preferred direction is to include a policy on developer contributions. What can be secured as a developer contribution is set out within the Community Infrastructure Levy Regulations. Having regard to the requirements of these regulations it is not considered that there is a reasonable alternative to the approach proposed within the preferred direction.																			

Table 12.144 Summary Table Developer Contributions

LOCAL PLAN POLICY: INF 02 Developer Contributions				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0 --	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	N/a	N/a	
		N/a	N/a	

	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N/a	N/a	
		N/a	N/a	
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N/a	N/a	
		N/a	N/a	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N/a	N/a	
		N/a	N/a	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N/a	N/a	
		N/a	N/a	
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	N/a	N/a	
		N/a	N/a	
	8. Protect, enhance and increase Green Infrastructure in the District.	N/a	N/a	
		N/a	N/a	
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	N/a	N/a	
		N/a	N/a	
	10. Conserve and where appropriate enhance the historic environment.	N/a	N/a	
		N/a	N/a	
Population and human health	11. Improve the health and well being of the population.	N/a	N/a	
		N/a	N/a	
	12. Reduce and prevent crime	N/a	N/a	
		N/a	N/a	

	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new development is required to contribute towards open space. This will need to be secured through a planning obligation to ensure it comes forward. As such a policy setting out the requirements for developer contributions scores positively against this sustainability objective.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	D	+	Where a new development requires the provision of infrastructure including essential facilities such as schools to make it acceptable in planning terms a planning obligation will be required to secure this. As such a policy setting out the requirements for developer contributions scores positively against this sustainability objective.
		ST-LT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	N/a	N/a	
		N/a	N/a	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	D	+	Affordable housing will need to be secured through a planning obligation to ensure it comes forward. As such a policy setting out the requirements for developer contributions scores positively against this
		ST-LT	P	

				sustainability objective.
Economic Activity	17. Increase the vitality and viability of existing town centres.	1N/a	N/a	
		N/a	N/a	
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	N/a	N/a	
		N/a	N/a	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	N/a	N/a	
		N/a	N/a	

Table 12.145

13 Cumulative Assessment of Local Plan Policies

13.1 The following table shows the cumulative impact of the policies against the sustainability appraisal objectives.

Policy	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Strategic Vision	--	-/?	-/?	?	+	?	?	+	+	?	?	?	+	+	?	+	?	?	+
GEN 01 Sustainable Development in Breckland	++	++	++	++	++	++	++	+	0	++	+	N/a	+	++	0	++	0	+	+
GEN 02 Promoting High Quality design	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	+	N/a	+	0/+	N/a	+	N/a	+	N/a	0/+
GEN 03 Settlement Hierarchy	-	0	-	0	+	+	?	?	0	-	+	?	++	++	+	++	+	+	+
Attleborough Strategic Vision	--	N/a	N/a	0/-	0	0/+	+	+	+	+	++	N/a	+	++	N/a	++	+	+	+
GEN 04 Development Requirements for the Attleborough Strategic Urban Extension	--	0	0	N/a	-	0	-	+	?	?	+	N/a	++	++	+	++	0	+	+
GEN 05 Settlement Boundaries	+	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a
HOU 01 Development Requirements (Minimum)	-	0	0	0	0	0	0	0	0/-	0	0	0	+	++	+	++	++	+	++
HOU 02 Level and Location of Growth	-	0	0	N/a	0	0	0	0	0	0	0	N/a	+	+	0	++	+	+	+
HOU 03 Development Outside of Boundaries	-	N/a	N/a	N/a	+	N/a	N/a	N/a	0/+	0/+	N/a	N/a	+	+	+	+	N/a	N/a	N/a

Policy	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
of Local Service Centres																			
HOU 04 Rural Settlements with Boundaries	-	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	N/a	N/a	+	N/a	N/a	N/a
HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries	--	N/a	N/a	N/a	-	N/a	?	N/a	?	?	N/a	N/a	+	--	N/a	+	N/a	N/a	N/a
HOU 06 Principles of New Housing	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
HOU 07 Affordable Housing	N/a	+	0	0	0	0	0/-	0/+	0/-	0	0	N/a	0/+	+	0	+	N/a	+	+
HOU 08 Provision for Gypsies, Travellers and Travelling Showpeople	0/+	0	0	0	0	N/a	0	0	+	+	N/a	+	+	0	+	+	N/a	+	+
HOU 09 Specialist Housing	N/a	0	0	N/a	+	?	N/a	N/a	+	+	+	N/a	N/a	N/a	++	++	N/a	N/a	N/a
HOU 10 Technical Design Standards for New Homes	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	++	++	N/a	N/a	N/a
HOU 11 Residential Replacement, Extension and Alteration	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	?	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a

Policy	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
HOU 12 Conversion of Buildings in the Countryside	0	N/a	N/a	N/a	?	N/a	N/a	N/a	+	++	N/a	N/a	+	N/a	N/a	+	N/a	+	+
HOU 13 Agricultural Workers Exceptions	-	-	-	N/a	-	N/a	N/a	N/a	+	N/a	N/a	N/a	+	N/a	N/a	++	N/a	N/a	++
HOU 14 Affordable Housing Exceptions	-	N/a	N/a	N/a	N/a	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	+	+	N/a	N/a	+
TR 01 Sustainable Transport Network	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	N/a	N/a	N/a
TR 02 Transport Requirements for Major Developments	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a
ENV 01 Green Infrastructure	+	N/a	N/a	N/a	?	?	+	++	+	+	+	N/a	+	N/a	N/a	?	+	N/a	+
ENV 02 Sites of European, National and Local Nature Conservation Importance	+	N/a	N/a	N/a	?	+	++	+	++	?	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
ENV 03 The Brecks Protected Habitats and Species	++	N/a	N/a	N/a	?	N/a	++	+	+	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	N/a	N/a
ENV 04 Open Space, Sport and Recreation	+	N/a	N/a	N/a	+	+	++	++	++	+	++	N/a	++	+	+	N/a	N/a	N/a	N/a
ENV 05 Protection and Enhancement of the Landscape	++	N/a	N/a	N/a	+	+	++	++	++	?	?	N/a	?	N/a	N/a	-	N/a	N/a	-

Policy	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ENV06 Trees, Hedgerows and Development	0	N/a	N/a	N/a	+	N/a	+	+	++	+	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	N/a
ENV 07 Designated Heritage Assets	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a
ENV 08 Non-Statutory Heritage Assets	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	+
ENV 09 Flood Risk and Surface Water Drainage	N/a	+	N/a	N/a	N/a	++	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a
ENV 10 Renewable Energy Development	-	N/a	N/a	N/a	+	N/a	?	N/a	?	?	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
EC 01 Economic Development	-	+	0	0	+	+	+	0	0	0	+	N/a	0	+	+	0	+	++	++
EC 02 Snetterton Heath	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	0	N/a	N/a	N/a	N/a	N/a	++	N/a	N/a	++	++
EC 03 General Employment Areas	0	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	-	N/a	-	+	++	++
EC 04 Employment Development Outside of General Employment Areas	-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	-	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++
EC 05 Town Centre and Retail Strategy	0	0	N/a	N/a	+	0	N/a	N/a	+	-	+	N/a	N/a	++	+	N/a	++	+	+
EC 06 Farm Diversification	0/-	N/a	N/a	N/a	0/-	N/a	-	N/a	-	N/a	N/a	N/a	N/a	0/+	N/a	N/a	-	+	+

Policy	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
EC 07 Tourism Related Development	--	0	0	N/a	0/-	?	?	?	?	?	N/a	N/a	N/a	N/a	N/a	N/a	+	++	++
EC 08 Advertising and Signs	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	N/a	N/a	N/a	N/a	N/a	N/a	+	N/a	N/a
COM 01 Design	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	++	++	+	++	+	N/a	N/a	+	+	N/a	+
COM 02 Healthy Lifestyles	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	+	+	++	N/a	+	N/a	+	+	N/a	N/a	N/a
COM 03 Protection of Amenity	N/a	N/a	N/a	N/a	N/a	N/a	+	+	++	++	?	N/a	?	N/a	N/a	+	N/a	+	+
COM 04 Community Facilities	N/a	N/a	N/a	N/a	+	N/a	N/a	N/a	N/a	N/a	?	N/a	N/a	++	+	N/a	N/a	N/a	N/a
INF 01 Telecommunications	?	N/a	N/a	N/a	N/a	N/a	-	-	+	+	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+
INF 02 Developer Contributions	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	+	+	N/a	+	N/a	N/a	N/a

Table 13.1 Cumulative Impact of Policies against Sustainability Objectives

15 Sustainability Appraisal Objectives

Sustainability Appraisal (SA) Process - Site Assessment

15.1 The SA provides the starting point for the site selection process. The site selection process is also informed by the evidence base that is used to underpin the Local Plan, responses to Local Plan consultations and The entire process is summarised in the Site Selection Topic Paper, 2017.

15.2 As part of the SA framework, 19 SA objectives have been established that are appropriate indicators to test new Local Plan proposals against. They cover social, environmental and economic elements. For each SA objective, a series a decision making questions and criteria are provided, which were established within the SA Scoping Report. This ensures that the assessment is transparent, consistent and undertaken using the correct evidence and understanding. The framework is set out below.

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

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

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

Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
11. Improve the health and well being of the population.	Will it reduce early death rates?	Is the site within a AQMA/ within or adjacent to a Hazardous installation Consultation Area? (y=-, n=o)
	Will it increase life expectancy?	Is the site within 1200m of outdoor playing space or sports facilities (y=+, n=-) (NFRA standards)? Would it result in a loss of outdoor playing space or sports facilities? (y=-, n=o)
	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? (Norfolk LTP) (y=+, n=o)
	Will it encourage healthy lifestyles, including travel and food choices? Will it help the population to move more, eat well and live longer?	Summary of 5d, 5e, 11c
12. Reduce and prevent crime	Will it reduce levels of crime?	Dependent on type and design of development, not location.
13. Improve the quality and quantity of publicly accessible open space.	Will it improve accessibility to open space?	Is the site within 1200m of outdoor playing space or sports facilities? (residential allocation proposals only) (NPFA standards) (y=+, n=-)? Is the site within 1200m of a residential area? (Outdoor playing space allocation proposals only) (y=+, n=-)
	Will it improve the quality, quantity and multi functionality of accessible open space?	Increase open space (+) decrease open space (-)
14. Improve the quality, range and accessibility of essential services and facilities.	Will it improve accessibility to key local services and facilities, including health, education and leisure?	Is it within walking distance (1000m) to a school, shop, doctor or public open space? (y=+, n=o)
	Will it improve accessibility to shopping facilities?	Is it within walking distance (300m) or 30 minutes public transport or to a town centre (y=+, n=-)
15. Redress inequalities related to age, gender, disability, race, faith, location and income.	Will it address the Indices of Multiple Deprivation and the underlying indicators?	Will it increase services in a ward within the 20% most deprived wards in England (y=+, n=-)
	Will it improve accessibility to essential services and facilities?	Is it connected to public transport and within 30 minutes public transport time of retail provision, and employment (y=+, n=-)

Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
	Will it improve relations between people from different backgrounds and social groups?	Dependent on type and design of development, not location.
16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	Will it support the range of housing types and sizes, including affordable to meet the needs of all sectors in the community?	Is it an allocation for housing? (y=+, n=o)
	Will it reduce the number of unfit homes?	Will it involve the redevelopment of unfit homes?
	Will it reduce housing need?	Is the allocation proposal for housing? (y=+, n=o)
	Will it meet the needs of the travelling community?	Is the allocation for a gypsy and traveller site?
17. Increase the vitality and viability of existing town centres.	Will it increase vitality of existing town centres?	Is it in the town centre? (y=+, n=-)
	Will it increase viability of existing town centres?	Is it in the town centre? (retail and leisure allocations only) (y=+, n=-)
	Will it provide for the needs of the local community?	Is it within walking distance (1000m) to a school, shop, doctor or public open space? (y=+, n=o)
18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Will it support and improve education?	Is the allocation for an educational establishment? (y=+, n=-)
	Will it encourage employment and reduce employment overall?	Is the allocation proposal for employment land? (y=+, n=o)
	Will it improve access to employment?	Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use allocations only) (y=+, n=-)
	Will it improve access to employment by means other than single occupancy car?	Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use allocations only) (y=+, n=-)
19. Improve the efficiency, competitiveness and adaptability of the local economy.	Will it improve business development and enhance competitiveness?	Is it in an area with a deficiency of employment land? (for employment use allocation proposals only) (y=+, n=o)
	Will it make land and property available for business development?	Is the allocation proposal for employment land? (y=+, n=o)

Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
	Will it support sustainable tourism?	Is the allocation proposal within a town or local service centre or accessible by public transport? (y=+, n=o)

Table 15.1

16 Residential Sites

16.1 Since the completion of the Preferred Directions document, the proposed policy approach to the Level and Location of Growth has been updated and forms part of the consultation document. As such the revised policy has been re-assessed against the sustainability objectives and is shown below.

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of onsite resources to minimise the impacts on the environment and safeguard resources for the future generations.	D	-	<p>Thetford is surrounded by low quality agricultural land but this is because it is ecologically sensitive heathland. Swaffham, Dereham, Banham, Bawdeswell, Garboldisham, Great Ellingham, Litcham, Mattishall, North Elmham, Necton, Shipham and Sporle have Grade 2 agricultural land on their periphery which will be protected reducing the land supply for potential development.</p> <p>The preferred option has development recommended for Local service Centres which tend to be more rural however the agricultural grade 2 land is present around market towns and ten of the Local Service Centres.</p>
		ST-LT	P	
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	N	0/-	<p>There is concern that rises in demand created by an increase in the total number of households will place increased pressure upon water resources. Households exert considerable pressure on the environment by using much of the water that is abstracted. With the number of households increasing the average size of the households decreasing, this will put further pressure on water resources because smaller houses use more per person.</p>
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
				The most sensitive areas for development due to increased water demand are Attleborough, Dereham and Swaffham. The waste water capacity sensitive urban areas are Attleborough and Dereham and to a lesser extent Thetford. The revised housing distribution will see more houses allocated to the market towns of Dereham Swaffham and Watton, and as such this may have a negative impact, which needs to be mitigated through appropriate infrastructure planning.
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	N	0	Attleborough, Dereham and Swaffham are predicted to have limited water resource availability up to 2026 and will require water to be pumped from other sources to meet the increased demand.
		ST-LT	P	
Climate change and air pollution	4. Minimise the production of waste and support the recycling of waste.	N/a	N/a	
		N/a	N/a	
	5. Reduce contributions to climate change and localised air pollution.	N	0	The policy seeks to provide the majority of dwellings to the largest most sustainable settlements, with limited dwellings being allocated to the rural areas. In designating local service centres one of the criteria is the requirement for frequent public transport to a higher order centre, to prevent reliance on private car use.
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
	6. To adapt to climate change and avoid, reduce and manage flood risk.	N ST-LT	0 P	All key settlements and market towns are susceptible to fluvial and/or sewer flooding. The preferred option takes into account the availability of suitable land including if it is at flood risk.
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	D ST-LT	0 P	This policy seeks to allocate the majority of dwellings to higher order settlements, and proposes a proportional split for Local Service Centres which will see growth levels of 10% dependent on the existing size of the settlements. This approach means that a settlement will not receive a disproportional level of growth dependent to there size which may have had a more significant impact upon biodiversity and geodiversity. The individual site assessments will be assessed against these criteria.
	8. Protect, enhance and increase Green Infrastructure in the District.	D ST-LT	0 P	This policy runs the risk of impacting upon green infrastructure within the District. However the sites will all be individually assessed against the sustainability appraisal objectives.
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	D ST-LT	0 P	The option runs the risk of impacting visually and reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
	10. Conserve and where appropriate enhance the historic environment.	D ST-LT	0 P	All options run the risk of impacting visually but it is the specific locations of development that will determine this rather

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
Population and human health	11. Improve the health and well being of the population.	D	0	The option runs the risk of reducing open space areas but it is the specific locations of development that will determine this rather than the tier of settlement where development is proposed.
		ST-LT	P	
	12. Reduce and prevent crime	N/a	N/a	The spatial distribution is unlikely to impact upon crime levels. It is the specific development of well lit areas etc that reduces crime.
		N/a	N/a	
	13. Improve the quality and quantity of publicly accessible open space.	D	+	All new residential developments will be expected to provide new open space.
		ST-LT	P	
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	L	+	The preferred direction takes into account the availability of public transport and services within the Local Service Centres.
		MT	P	
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	L	0	One of the main objectives of the a Local Plan is to facilitate inclusive mixed communities and as such is particularly important in the redress of inequalities.
		ST-LT	P	
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	L	++	This policy seeks development within the Local Service Centres which could provide more affordable family housing in rural and Local Service Centres.
		ST-LT	P	
Economic Activity	17. Increase the vitality and viability of existing town centres.	D	++	This policy will see the majority of new development allocated to the key settlements of Attleborough and Thetford
		ST-LT	P	

LOCAL PLAN POLICY: Level and Location of Growth				
SEA/SA Topic	Sustainability Appraisal Objective Decision making (Appraisal) questions	L D N	++ 0	Assessment of policy against sustainability objective
		ST MT LT	P T	
				and the market towns of Dereham, Swaffham and Watton. Allocating the majority of development to the towns will help to increased the vitality and viability of those town centres.
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	D	+	This policy includes development in the Local Service Centres which may need the development to encourage businesses to locate there. Higher paid technical or managerial jobs are more common in larger urban areas like Norwich and development along or near good connections to these areas would be positive. The majority of development remains focused on the key settlements of Attleborough and Thetford and the market towns of Dereham, Swaffham and Watton which have the best access to employment opportunities within the District.
		MT-LT	P	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	D	+	Improving the local economy relies on more factors than just the distribution of housing. Increased development in Local Service Centres will support and encourage new businesses. The difference may be that local facilities like Post Offices and Public Houses in Local Service Centres may be able to remain open from increase trade. This policy takes into account the quantity of suitability in LSC to accommodate additional residential development.
		MT	P	

Table 16.1

16.2 The following tables assess sites across the Market Towns and Local Service Centres, which can be seen in Appendix D of the main consultation document.

Dereham

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[025]001	+	+	+	+	+	+	+	0	+	+	+	0	+	+	0	+	-	0	0	The site scores positively against criteria 1 due to the site being partial brownfield and being situated within the settlement boundary. The site is within close proximity to key services.
LP[025]002	-	+	+	+	+	+	+	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]003	-	+	+	+	+	-	0	0	-	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to being situated within Flood Zone 3a. The site scores negatively against criteria 7 due to being within close proximity to a Special Area of Conservation. The site scores neutrally against criteria 10 due to the potential impact that development of the site may have upon the nearby listed building.
LP[025]004	-	+	+	+	0	0	0	0	-	+	0	0	+	+	0	+	-	0	0	The sites scores neutrally against criteria 6 due to the proximity of the site to flood zone 2. The site scores negatively against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[025]005	-	+	+	+	+	+	+	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact that development of the site may have upon the nearby listed building.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[025]006	0	+	+	+	0	-	+	0	-	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 although the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the site being situated within flood zone 3b.
LP[025]007	-	+	+	+	+	-	+	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being situated within flood zone 3a.
LP[025]008	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]009	-	-	-	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone.
LP[025]010	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]011	0	+	+	+	0	0	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]017	-	+	+	+	+	-	+	0	+	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to being situated within Flood Zone 3b

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[025]018	-	+	+	+	+	0	+	0	+	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to being situated within Flood Zone 3b
LP[025]019	-	+	+	+	+	-	+	0	+	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to being situated within Flood Zone 3b
LP[025]021	0	+	+	+	+	+	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[025]022	0	-	-	+	+	+	+	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the setting of the nearby listed building. The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone.
LP[025]023	-	-	-	+	+	-	+	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being situated within flood zone 3a. The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone.
LP[025]024	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]025	-	+	+	+	0	+	+	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the setting of the nearby listed building. Although the site scores positively

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				against criteria 5 and 11 the site is distant from some key services.
LP[025]027	-	+	+	+	+	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]028	+	-	-	+	+	+	+	0	-	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone. The site scores neutrally against criteria 10 due to the potential impact upon the listed building.
LP[025]029	0	-	-	+	+	+	+	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone. The site scores neutrally against criteria 10 due to the potential impact upon the setting of the nearby listed building.
LP[025]030	-	+	+	+	+	+	+	0	-	+	0	0	+	+	0	+	-	0	0	The site represents sites 017,018 and 019 combined and reduced to avoid areas subject to flood risk.
LP[025]031	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[025]032	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[025]036	-	+	+	+	0	+	+	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[083]003	-	+	+	0	0	-	+	0	-	+	-	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores negatively against criteria 6 due to being partially situated within an area subject to flood risk.
LP[083]004	-	+	+	0	0	+	+	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[083]005	-	+	+	0	0	+	+	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[083]006	0	+	+	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]007	0	+	+	0	0	0	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services.
LP[083]008	-	+	+	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]009	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]010	0	+	+	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]011	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]012	0	+	+	0	0	+	0	0	-	+	+	0	+	+	0	0	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.
LP[083]013	-	+	+	0	0	-	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation. The site scores negatively against criteria 6 due to site being subject to surface water flooding.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[083]014	-	+	+	0	0	-	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores negatively against criteria 7 due to being within close proximity to a Special Area of Conservation. The site scores negatively against criteria 6 due to site being subject to surface water flooding.
LP[083]015	-	+	+	0	0	-	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores negatively against criteria 7 due to being within close proximity to a Special Area of Conservation. The site scores negatively against criteria 6 due to site being subject to surface water flooding.
LP[083]016	-	+	+	0	0	-	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation. The site scores negatively against criteria 6 due to site being subject to surface water flooding.
LP[083]017	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.

Site Reference	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
LP[083]018	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.	
LP[083]019	-	+	+	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores positively against criteria 5 and 11 the site is distant from some key services. The site scores neutrally against criteria 7 due to being within close proximity to a Special Area of Conservation.	
Summary Comments:																					
The majority of the sites are situated within an area of moderate-high / high landscape sensitivity with the exception of sites LP[025]017, 018, 019 and 030.																					
Due to the nature of the sites being primarily greenfield, the majority of the sites score negatively against criteria 1.																					
There is little difference between the majority of sites within the town in terms of distance to services as the majority of the sites are situated on the edge of the existing settlement boundary.																					

Table 16.2 Sustainability Appraisal of Sites in Dereham



Swaffham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[097]001	-	-	-	0	0	+	0	0	-	+	0	0	0	+	0	+	-	0	0	Even though the site scores neutrally against criteria 19, the majority of the site is already allocated for employment use through the Site Specific Policies and Proposals DPD 2012.
LP[097]002	-	-	-	0	+	+	0	0	-	+	+	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.
LP[097]003	-	-	-	0	+	+	0	0	-	+	+	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.
LP[097]004	-	-	-	0	+	+	0	0	+	0	+	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 10, but reflects that there may be a potential impact upon the historic environment.
LP[097]005	-	-	-	0	+	+	0	0	-	+	0	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.
LP[097]006	-	-	-	0	+	+	0	0	+	+	0	0	0	+	0	+	-	0	0	

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[097]008	-	-	-	0	+	+	0	0	+	+	0	0	0	+	0	+	-	0	0	
LP[097]009	-	-	-	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[097]010	-	-	-	0	+	+	0	0	+	0	+	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 10, but reflects that there may be a potential impact upon the historic environment.
LP[097]011	-	-	-	0	+	+	0	0	-	+	0	0	0	+	0	+	-	0	0	The site is already allocated for employment use through the Site Specific Policies and Proposals DPD 2012.
LP[097]012	-	-	-	0	+	+	0	0	+	+	0	0	0	+	0	+	-	0	0	
LP[097]013	-	-	-	0	0	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[097]014	-	-	-	0	+	+	0	0	-	+	+	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change. The site is also within close proximity to the SPA to the south.
LP[097]015	-	-	-	0	0	+	0	0	-	+	0	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[097]016	-	-	-	0	-	+	0	0	-	+	+	0	0	+	0	+	-	0	0	The site is situated upon protected open space.
LP[097]018	-	-	-	0	0	+	0	0	+	0	0	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 10, but reflects that there may be a potential impact upon the historic environment.
LP[097]019	-	-	-	0	0	+	0	0	-	+	0	0	0	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.
LP[097]020	-	-	-	0	0	+	0	0	-	+	-	0	-	+	0	+	-	0	0	The site is situated within an area of Moderate-High sensitivity to change.
LP[097]021	+	-	-	0	+	+	0	0	0	0	+	0	0	+	0	+	+	0	0	The site scores neutrally against criteria 10, but reflects that there may be a potential impact upon the historic environment.
Summary comments:																				
Development options in Swaffham tend to be on Greenfield sites and so do not have positive outcomes with regards to the first three SA objectives, relating to land, water and soil resources. Due to the rural nature of the Breckland district there is limited brownfield land available. The majority of sites score relatively evenly against the SA objectives, with limited differences between the sites.																				

Site	SA Objectives																				
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
A handful of sites see some predicted negative effects (LP[097]001, LP[097]005, LP[097]014, LP[097]016, LP[097]020); none of these are preferred sites. These sites all score negatively for different reasons. Sites LP[097]001 and LP[097]011 are both located on saved employment allocations and as such score poorly against the employment objectives, whilst site LP[097]016 is located on protected open space.																					

Table 16.3 Sustainability Appraisal of Sites in Swaffham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[104]001	-	-	-	0	+	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site. The site scores neutrally against criteria 10 due to the potential impact upon the Grade II* listed Church of St. Mary.
LP[104]002	-	-	-	0	+	-	0	0	+	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[104]003	+	-	-	0	0	-	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities. The site scores negatively against criteria 6 due to surface water flooding on the site. The site scores negatively against criteria 9 and neutrally against criteria 11 due to the loss of public open space.
LP[104]004	-	-	-	0	+	-	0	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[104]005	-	-	-	0	+	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[104]006	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities. The site scores negatively against criteria 6 due to surface water flooding on the site. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[104]007	+	-	-	0	+	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[104]008	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	
LP[104]009	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities. The site scores negatively against criteria 6 due to surface water flooding on the site. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[104]010	-	-	-	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities.
LP[104]011	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities. The site scores negatively against criteria 6 due to surface

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				water flooding on the site. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[104]012	-	-	-	0	+	+	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 and neutrally against criteria 11 due to the loss of public open space.
LP[104]013	-	-	-	0	0	+	0	0	-	+	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities.
LP[104]014	-	-	-	0	+	-	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 and neutrally against criteria 11 due to the loss of public open space. The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[104]015	0	-	-	0	0	+	0	0	+	+	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 the site is distant from some key services and facilities. The site scores positively against the criteria 16, which ensures all groups have access to appropriate housing to meet their needs, due to the proposed use of a care home.
LP[104]016	-	-	-	0	+	-	0	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[104]017	-	-	-	0	+	+	-	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria
LP[104]018	-	-	-	0	+	-	-	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[104]019	0	-	-	0	+	-	+	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP{104]021	-	-	-	0	+	-	+	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding on the site.
LP[017]007	+	-	-	0	+	-	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 9 and neutrally against criteria 11 due to the loss of public open space. The site scores negatively against criteria 6 due to surface water flooding on the site.
Summary comments:																				
The site appraisals include land within Carbooke parish (LP[017]007) which is located within the built up extent of Watton.																				
The majority of sites in Watton are Greenfield, and this has resultant sustainability issues. However, the good transport links, economic base and community services and facilities make potential sites in the area score well otherwise.																				
The majority of the sites in Watton are subject to surface water flooding and this is reflected in the assessment against criteria 6; however, the level of surface water flooding varies.																				

Table 16.4 Sustainability Appraisal of Sites in Watton

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[001]001	-	0	0	+	0	-	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the site being subject to an area of surface water flooding.
LP[001]002	-	0	0	+	+	-	+	0	0	0	+	0	+	+	0	+	-	0	0	Development of the site may have a negative impact upon the historic environment. The site scores negatively against criteria 6 due to the site being subject to an area of surface water flooding.
LP[001]003	+	0	0	+	+	+	+	0	0	0	+	0	+	+	0	+	-	0	0	Development of the site may have a negative impact upon the historic environment.
LP[001]004	-	0	0	+	+	+	+	0	0	+	+	0	+	+	0	+	-	0	0	
LP[001]005	-	0	0	+	+	+	+	0	0	+	+	0	+	+	0	+	-	0	0	

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[001]006	-	0	0	+	+	+	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is quite distant from key services and facilities, just being within the buffer for distances to key services and facilities.
LP[001]007	-	0	0	+	+	+	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is quite distant from key services and facilities, just being within the buffer for distances to key services and facilities.
LP[001]008	-	0	0	+	+	+	+	0	0	+	+	0	+	+	0	+	-	0	0	
LP[001]009	-	0	0	+	+	+	+	0	0	+	+	0	0	+	0	+	-	0	0	Although the site scores neutrally against criteria 13 and positively against criteria 11, the site is currently designated open space.
LP[001]010	-	0	0	+	0	+	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is distant from key services and facilities.

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[001]011	-	0	0	+	0	+	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is distant from key services and facilities.
LP[001]012	-	0	0	+	0	+	+	0	0	+	+	0	+	+	0	+	-	0	0	Whilst the site scores neutrally against criteria 5 the site is distant from key services and facilities.
<p>Summary comments:</p> <p>All sites within Ashill score relatively similarly through the sustainability appraisal. All the sites are located on greenfield land with the exception of site LP[001]003, which will involve the re-development of existing properties. Due to the greenfield nature of the sites they therefore score negatively against SA objective 1, however due to the rural nature of Breckland and limited amount of brownfield land the majority of sites score negatively against this criteria.</p> <p>Sites LP[001]002 and LP[001]003 score negatively against objective 10 due to the impact upon the the Grade 1 Listed Building 'Church of St.Nicholas'.</p> <p>Site LP[001]001, 010, 011 and 012 are distant from a number of key services and facilities within the village, including the primary school, shop and open space. Due to this the sites score negatively against SA objectives 14, 15 and 17 in comparison to the other sites which score more positively. Whilst Sites LP[001]006 and 007 score positively against these criteria the sites are just within the buffer for distances to key services and facilities.</p>																				

Table 16.5 Sustainability Appraisal of Sites in Ashill

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[003]002	+	-	-	0	+	+	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores positively against criteria 1 due to being a brownfield site. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[003]003	-	-	-	0	+	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[003]004	-	-	-	0	+	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity. The site scores neutrally against criteria 10 due to the

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				potential impact upon the historic environment.
LP[003]005	-	-	-	0	+	+	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity. The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[003]006	-	-	-	0	0	+	0	0	+	+	+	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from the key services and facilities.
LP[003]007	-	-	-	0	0	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. Although the site scores neutrally against criteria 5 and 11 the site is distant from the key services and facilities.
LP[003]008	-	-	-	0	0	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[003]009	-	-	-	0	+	+	0	0	-	0	0	0	0	+	0	+	-	0	0	Although the site scores neutrally against criteria 13 & 11, the site is situated upon designated open space. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity.
LP[003]010	-	-	-	0	+	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity.
LP[003]011	-	-	-	0	0	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[003]012	-	-	-	0	+	+	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity.
Summary comments:																				
Sites LP[003]006, 007, 008 and 011 score neutrally against objective 5 due to the sites not being located within reasonable proximity to facilities and services can create climate change issues. LP[003]008 scores neutrally against policy 5 due to being within close proximity to the school, but distance from other facilities.																				

Site Reference	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
<p>Site LP[003]009 scores negatively against criteria 13 due to the site being situated upon an area of public open space.</p> <p>Preferred site LP[003]003 is the only site to score negatively when considering flood risk, due to part of the site being included within Flood Zone 3a. This would need to be managed through the planning process. Several of the sites, including the preferred and alternative options, are located within a conservation area but this too can be carefully managed as to not harm its character and appearance.</p> <p>Alternative sites LP[003]004 and LP[003]005 score negatively against criteria 9, due to the potential impact upon the landscape and character of the settlement.</p>																					

Table 16.6 Sustainability Appraisal of Sites in Banham

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[004]002	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site adjoining the conservation area. The site scores negatively against criteria 6 due to surface water flooding.
LP[004]003	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site adjoining the conservation area. The site scores negatively against criteria 6 due to surface water flooding.
LP[004]004	-	-	-	0	0	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding.
LP[004]005	-	-	-	0	0	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site adjoining the conservation area. The site scores negatively against criteria 6 due to surface water flooding.
LP[004]006	-	-	-	0	0	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				criteria 6 due to surface water flooding.
LP[004]007	-	-	-	0	0	-	0	0	+	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 due to the site being situated within the conservation area. The site scores negatively against criteria 6 due to surface water flooding.
LP[004]008	-	-	-	0	0	-	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to surface water flooding.
Summary comments:																				
The lack of brownfield sites in Bawdeswell mean that all sites score poorly against SA objectives 1, 2 and 3.																				
All sites score negatively against criteria 6 due to varying levels of surface water flooding on the sites. Sites LP[004]003 and 004 are entirely covered with area of surface water flooding where as the other sites are only affected by small areas of surface water flooding.																				
LP[004]007 scores negatively against criteria 10 due to the site being situated partially within the conservation area. Sites LP[004]002, 003 & 005 score neutrally against criteria 10 due to the sites being adjacent to the settlement boundary.																				

Table 16.7 Sustainability Appraisal of Sites in Bawdeswell

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[031]002	+	-	-	0	0	0	0	0	+	+	0	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 5 and 11; however, the site is distant from the existing settlement boundary and the key services and facilities within the settlement.
LP[031]003	-	-	-	0	+	+	0	0	+	-	+	0	+	+	0	0	-	0	0	The site scores negatively against criteria 10 due to the access to the site being situated within a conservation area.
LP[031]004	0	-	-	0	+	-	0	0	+	+	+	0	+	+	0	0	-	0	0	The site scores negatively against criteria 6 due to surface water and fluvial flooding on the eastern part of the site.
LP[031]005	0	-	-	0	+	-	0	0	+	+	+	0	+	+	0	0	-	0	0	The site scores negatively against criteria 6 due to surface water and fluvial flooding on the eastern part of the site.
LP[031]006	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 10 due to proximity of the site to the conservation area.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[031]007	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 10 due to proximity of the site to the conservation area.
LP[031]008	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 10 due to proximity of the site to the conservation area.
LP[031]009	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 10 due to proximity of the site to the conservation area.
LP[031]010	-	-	-	0	+	+	0	0	+	-	+	0	+	+	0	0	-	0	0	The site scores negatively against criteria 10 due to the access to the site being situated within a conservation area.
LP[031]011	+	-	-	0	0	0	0	0	+	+	0	0	+	+	0	0	-	0	0	The site scores neutrally against criteria 5 and 11; however, the site is distant from the existing settlement boundary and the key services and facilities within the settlement.
Summary comments: Whilst there is a lack of brownfield sites in Garboldisham, site LP[031]002 and 011 are located on partial brownfield land, as a result these sites score positively against criteria 1. The same sites also score neutrally against criteria 5 and 11 due to the sites being distant from the existing settlement boundary and the key services and facilities within the settlement.																				

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
Sites LP[031]004 and 005 score negatively against criteria 6 due to surface water flooding and fluvial flooding.																				
LP[031]010 scores negatively against criteria 003 and 010 due to the access to the site being situated within a conservation area. Sites 006, 007, 008 & 009 score neutrally against this criteria due to being within close proximity to the conservation area.																				

Table 16.8 Sustainability Appraisal of Sites in Garboldisham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[037]001	-	-	-	0	+	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[037]002	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]003	-	+	+	0	0	-	0	0	+	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[037]004	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]005	-	+	+	0	0	+	0	0	+	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[037]006	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				situated within a zone 3 groundwater source protection zone.
LP[037]007	-	-	-	0	+	+	0	0	0	0	-	0	-	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]008	-	-	-	0	+	+	0	-	+	0	0	0	0	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]010	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]009	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]011	0	-	-	0	+	-	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[037]012	-	+	+	0	0	-	0	0	+	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the site

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				being subject to surface water flooding.
LP[037]013	-	+	+	0	0	-	0	0	+	0	-	0	0	-	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being partially subject to fluvial and surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[037]014	+	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]015	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]016	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]017	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]018	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				situated within a zone 3 groundwater source protection zone.
LP[037]019	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]020	-	-	-	0	+	+	0	0	+	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
LP[037]021	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to the site being situated within a zone 3 groundwater source protection zone.
Summary:																				
The majority of the sites are situated upon greenfield land of grade 2/3 quality and, as such, most of the sites score negatively against criteria 1.																				
The majority of the sites are within close proximity to the settlement boundary and, therefore, within close proximity to key services and facilities.																				
Whilst none of the sites are subject to fluvial flooding, some of the sites are subject to varying levels of surface water flooding.																				

Table 16.9 Sustainability Appraisal of Sites in Great Ellingham

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[042]001	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]002	0	-	-	0	+	+	0	0	-	0	+	0	+	+	0	+	0	0	+	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment. The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity.
LP[042]003	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]004	0	-	-	0	+	+	0	0	-	+	+	0	+	+	0	+	0	0	+	
LP[042]005	0	-	-	0	0	-	0	0	+	+	0	0	+	+	0	+	0	0	+	The site scores negatively against criteria 6 due to flood risk on the site. Although the site scores neutrally against criteria 5 and 11 it is distant from key services and facilities.
LP[042]006	0	-	-	0	0	0	0	0	+	+	0	0	+	+	0	+	0	0	+	The site scores neutrally against criteria 6 due to flood risk nearby the site. Although the site

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				scores neutrally against criteria 5 and 11 it is distant from key services and facilities.
LP[042]007	0	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]008	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]009	0	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	0	0	+	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[042]010	0	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]011	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	0	0	+	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[042]014	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]015	0	-	-	0	0	-	0	0	-	+	0	0	+	+	0	+	0	0	+	The site scores negatively against criteria 6 due to flood risk on the site. Although the site scores neutrally against criteria 5 and 11 it is distant from key services and facilities.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity.
LP[042]016	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]017	0	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]018	0	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]019	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
LP[042]020	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	0	0	+	
Summary comments:																				
The majority of the sites within Harling are situated within groundwater source protection zones and so score negatively against criteria 2 and 3. The majority of the sites within the settlement are also greenfield sites with the eastern half of the village being, predominantly, grade 3 agricultural land.																				
All sites in Harling offer the opportunity to improve the local economy and none would have a negative impact on open space provision. With the exception of sites 005, 006 and 015 the sites are within close proximity to the existing settlement boundary and score positively in relation to distance to key services.																				

Table 16.10 Sustainability Appraisal of Sites in Harling

Hockering

Site Reference	SA Objectives																		Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
LP[044]001	0	+	+	0	+	+	0	0	+	-	0	0	+	+	0	+	-	0	The site scores negatively against criteria 10 due to the impact upon the historic environment.
LP[044]002	0	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	
LP[044]003	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores negatively against criteria 1 due to the greenfield nature of the site.
LP[044]004A	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores negatively against criteria 1 due to the greenfield nature of the site.
LP[044]004B	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores negatively against criteria 1 due to the greenfield nature of the site.
LP[044]005	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores negatively against criteria 1 due to the greenfield nature of the site.
Summary comments:																			

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
<p>All sites score fairly similarly. Site LP[044]001 sees a negative impact regarding the historic environment following concerns raised by Historic England around the impact on significance of the listed buildings.</p> <p>The majority of the sites scores positively against the SA framework, particularly criteria regarding Climate Change and Air Pollution, Population and Human Health and Inclusive Communities.</p>																				

Table 16.11 Sustainability Appraisal of Sites in Hockering

Kenninghall

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[051]001	0	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[051]003	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[051]004	0	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[051]005	-	-	-	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[051]006	-	-	-	0	0	0	+	0	-	+	0	0	-	-	0	+	-	0	0	The site scores negatively against criteria 13 and 14 and neutrally against criteria 5 and 11 due to the distance of the site from key services and facilities. The site scores negatively against criteria 9 due to the potential impact upon the wider landscape.
LP[051]007	0	-	-	0	0	0	+	0	-	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 due to the distance of the

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				site from key services and facilities. The site scores negatively against criteria 9 due to the potential impact upon the wider landscape.
LP[051]008	-	-	-	0	+	0	+	0	-	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment. The site scores negatively against criteria 9 due to the potential impact upon the wider landscape.
LP[051]009	-	-	-	0	+	+	+	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 due to the potential impact upon the wider landscape.
LP[051]010	-	-	-	0	+	+	+	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 9 due to the potential impact upon the wider landscape.
Summary comments:																				
There are a lack of brownfield sites within the settlement and this is reflected in criteria 1.																				
All of the sites score negatively against criteria 2 and 3 due to being situated within groundwater source protection zones.																				

Site Reference	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
Several of the sites are located in areas of sensitive landscape and perform poorly in this regard (SA objective 9). Conversely, the remaining sites have been recognised as the potential to have a negative impact on climate change. On balance, the sites score similarly, apart from site LP[051]006, which has more negative SA outcomes than the other sites due to the distance of the site from the settlement.																					

Table 16.12 Sustainability Appraisal of Sites in Kenninghall

Litcham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[054]001	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	
LP[054]002	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 13 as the site is situated upon designated open space.
LP[054]004	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	
LP[054]005A	-	+	+	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site being within close proximity to the conservation area and Grade II listed Litcham Hall.
LP[054]005B	-	+	+	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site being within close proximity to the conservation area.
LP[054]006	-	+	+	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site being within close proximity to

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				the conservation area.
LP[054]007	-	+	+	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the site being within close proximity to the conservation area.
Summary comments:																				
There are a lack of brownfield sites within the settlement and the greenfield sites are situated upon agricultural land of high quality. As such, all of the sites score negatively against criteria 1.																				
Site LP[054]002 scores negatively against criteria 13 as the site is situated upon designated open space.																				
Sites LP[054]005A, 005B, 006 and 007 all score neutrally due to the potential impact upon the historic environment. LP[054]005A in particular could have potential impact upon the Grade II listed Litcham Hall.																				

Table 16.13 Sustainability Appraisal of Sites in Litcham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[061]001	-	-	-	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]002	-	-	-	0	0	+	0	0	0	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]003	-	-	-	0	0	+	0	0	0	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]004	-	-	-	0	0	-	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. The site scores negatively against criteria 6 due to the site being subject to surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]006	-	-	-	0	0	-	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. The site scores negatively against criteria 6 due to the site being subject to surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]007	0	-	-	0	0	0	0	0	0	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				public open space. The site scores neutrally against criteria 6 due to being within close proximity to an area of surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]008	-	-	-	0	0	+	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]009	-	-	-	0	0	+	0	0	-	0	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]010	-	-	-	0	+	-	0	0	0	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]011	-	-	-	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]012	-	-	-	0	+	-	0	0	-	+	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]013	-	-	-	0	0	-	0	0	+	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				public open space. The site scores negatively against criteria 6 due to the site being subject to surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]014	-	-	-	0	0	+	0	0	-	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]015	0	-	-	0	+	-	0	0	0	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 due to being situated within the conservation and development of the site may result in potential harm to nearby listed buildings. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]016	0	-	-	0	+	-	0	0	0	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]017	-	-	-	0	0	+	0	0	0	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]018	-	-	-	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]019	-	-	-	0	0	-	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the levels of surface water flooding on the site. The site

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				scores negatively against criteria 13 due to being distant from public open space. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]020	-	-	-	0	+	-	0	0	-	+	+	0	+	+	0	+	-	0	0	
LP[061]021	-	-	-	0	+	-	0	0	-	0	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]022	-	-	-	0	0	-	0	0	-	+	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. The site scores negatively against criteria 6 due to the site being subject to surface water flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]023	-	-	-	0	+	-	0	0	-	0	+	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.
LP[061]024	-	-	-	0	0	-	0	0	+	0	0	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to being distant from public open space. The site scores negatively against criteria 6 due to being subject to surface water flooding and areas near the site being subject

Site Reference	SA Objectives																		Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
																			to fluvial flooding. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]025	-	-	-	0	0	-	0	0	-	+	0	0	-	+	0	+	-	0	0 The site scores negatively against criteria 13 due to being distant from public open space. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[061]026	-	-	-	0	+	-	0	0	-	+	+	0	+	+	0	+	-	0	0 The site scores negatively against criteria 6 due to levels of surface
LP[061]027	-	-	-	0	0	0	0	0	-	+	0	0	-	+	0	+	-	0	0 The site represents a reduced version of LP[061]019 to avoid the areas of surface water flooding. The site scores neutrally against criteria 6 due to being in close proximity to areas subject to surface water flooding. The site scores negatively against criteria 13 due to being distant from public open space. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
<p>Summary comments:</p> <p>The majority of the sites within the settlement are situated upon greenfield land of grade 3 agricultural quality.</p> <p>A large number of the sites score negatively against criteria 6 due to issues surrounding surface water flooding. In some cases, while there may be a negative score it does not mean that the whole site is subject to surface water flooding.</p>																			

Site Reference	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
Due to the services and facilities being situated mainly within one area of the village a number of the sites score neutrally against criteria 5 and 11.																					

Table 16.14 Sustainability Appraisal of Sites in Mattishall

Narborough

Site Reference	SA Objectives																		Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
LP[065]001	-	-	-	0	+	-	0	0	+	+	0	0	+	+	0	+	-	0	Site scores negatively against criteria 6 due to flood risk.
LP[065]002	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	
LP[065]003	-	+	+	0	+	+	0	0	0	+	0	0	+	+	0	+	-	0	
LP[065]004	0	+	+	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores neutrally against criteria 1 due to the poorer quality of the agricultural land.
LP[065]005	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	
LP[065]006	-	+	+	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	
LP[065]007	+	+	+	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	The site scores positively against criteria 1 due to the brownfield nature of the site.
LP[065]008	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	
LP[065]009	-	+	+	0	+	+	0	0	+	+	0	0	+	+	0	+	-	0	

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[065]010	-	+	+	0	+	-	0	0	+	+	0	0	+	+	0	+	-	0	0	Site scores negatively against criteria 6 due to flood risk.

Summary comments:

The majority of the sites score negatively against criteria 1 due to the greenfield nature of the sites and the agricultural grade of the land in the area. Sites LP[065]010 and 001 score negatively against criteria 6 in relation to flood risk.

There is little difference between the sites in Narborough based on the SA criteria with the majority of the sites score positively against criteria regarding Inclusive Communities, Population and Human Health and Economic Activity.

Table 16.15 Sustainability Appraisal of Sites in Narborough

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[067]001	-	-	-	0	0	+	+	0	0	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities.
LP[067]002	0	-	-	0	+	+	+	0	+	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 1 reflecting the brownfield nature of the site.
LP[067]003	-	-	-	0	+	+	0	0	0	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 1 reflecting the brownfield nature of the site.
LP[067]004	-	-	-	0	+	-	+	0	0	0	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk. The site scores neutrally against criteria 10 to reflect the potential impact upon the nearby listed Church of All Saints.
LP[067]005	-	-	-	0	+	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[067]005A	-	-	-	0	+	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[067]007	-	-	-	0	+	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[067]008	-	-	-	0	+	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[067]010	0	-	-	0	+	+	+	0	+	-	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 to reflect the impact of development on the un-designated heritage assets. The site scores neutrally against criteria 1 reflecting the brownfield nature of the site.
LP[067]011	-	-	-	0	+	+	0	0	0	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 7 reflecting the TPOs on site.
LP[067]012	-	-	-	0	+	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[067]013	-	-	-	0	0	-	+	0	0	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 6 due to flood risk.
LP[067]014	-	-	-	0	+	+	+	0	0	+	0	0	+	+	0	+	-	0	0	The site is a reduced version of site 5, which avoids flood risk area on the site.

Site Reference	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
<p>Summary comments: The lack of brownfield land in Necton means that nearly all sites do not perform positively against the Land, Water and Soil Resources SA objectives.</p> <p>Some sites represent a flood risk, either against fluvial flood risk or surface water flooding. This is represented in criteria 7 and includes the following sites: LP[067]004, 005, 005A, 007, 008, 012 and 013.</p> <p>The majority of the sites score well against criteria regarding Population and Human health, Inclusive Communities and Economic Activity.</p>																					

Table 16.16 Sustainability Appraisal of Sites in Necton

North Elmham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[070]001	-	+	+	0	+	-	0	0	0	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the adjoining conservation area. The site scores negatively against criteria 6 due to the levels of flood risk on the site.
LP[070]002	-	+	+	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[070]003	0	+	+	0	+	+	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the adjoining conservation area.
LP[070]006	+	+	+	0	0	-	0	0	+	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the levels of flood risk on the site.
LP[070]007	-	+	+	0	+	+	0	0	+	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 due to the potential impact upon the historic environment.
LP[070]008	0	+	+	0	+	+	0	0	+	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 due to the

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				potential impact upon the historic environment.
LP[070]009	-	+	+	0	+	-	0	0	+	0	+	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the adjoining conservation area. The site scores negatively against criteria 6 due to the levels of flood risk on the site.
LP[070]010	+	+	+	0	0	+	0	0	+	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities.
LP[070]011	+	+	+	0	0	0	0	0	+	+	0	0	-	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the proximity of the site to areas of flood risk.
LP[070]012	+	+	+	0	0	0	0	0	+	+	0	0	-	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 6 due to the proximity of the site to areas of flood risk.
LP[070]013	-	+	+	0	+	+	0	0	+	-	+	0	+	+	0	+		0	0	The site scores negatively against criteria 10 due to the potential impact upon the historic environment.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[070]014	-	+	+	0	+	-	0	0	+	-	+	0	+	+	0	+	-	0	0	The site scores negatively against criteria 10 due to the potential impact upon the historic environment. The site scores negatively against criteria 6 due to the levels of flood risk on the site.
Summary comments:																				
The majority of the sites are situated upon greenfield land, with the exception of 006. Sites to the west are situated predominantly upon agricultural land of Grade 2/3 with sites to the very east of the settlement being situated upon lower grade agricultural land.																				
With the exception of sites 002, 006, 010, 011 and 012 the sites are all within close proximity to services and facilities.																				

Table 16.17 Sustainability Appraisal of Sites in North Elmham

Old Buckenham

Site Reference	SA Objectives																		Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
LP[074]001	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities.
LP[074]002	-	-	-	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities. The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.
LP[074]003	-	-	-	0	0	-	0	0	-	0	0	0	+	+	0	+	-	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities. The site also scores negatively against criteria 6 due to flood risk and neutrally against criteria 10 due to the potential impact upon the historic environment. The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.
LP[074]004	-	-	-	0	0	+	0	0	-	0	0	0	+	+	0	+	-	0	The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[074]005	-	-	-	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.
LP[074]006	-	+	+	0	+	-	0	0	-	0	0	0	+	+	0	+	-	0	0	The site also scores negatively against criteria 6 due to flood risk and neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[074]007	-	+	+	0	0	-	0	0	-	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities. The site also scores negatively against criteria 6 due to flood risk and neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[074]008	-	-	-	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities. The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.
LP[074]009	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[074]010	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities.
LP[074]011	-	+	+	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities.
LP[074]012	-	+	+	0	+	+	0	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[074]013	-	+	+	0	0	-	0	0	-	0	0	0	+	+	0	+	-	0	0	Although the site scores neutrally against criteria 5 and 11, the site is distant from key services and facilities. The site also scores negatively against criteria 6 due to flood risk and neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[074]014	-	-	-	0	+	+	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores negatively against criteria 2 and 3 due to being in a groundwater source protection zone.
LP[074]015	-	+	+	0	+	+	0	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[074]016	-	+	+	0	0	-	0	0	-	0	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.

Summary comments:

All sites in Old Buckenham are greenfield and so do not perform well against SA objective 1. Otherwise most sites tend to perform well on balance. Sites to the south of the village score negatively against criteria 2 and 3 due to being situated within a groundwater source protection zone. Sites LP[074]003, 006, 007, 013, 015 & 016 score negatively against criteria 6 due to fluvial and or surface water flooding.

All sites score negatively against criteria 9 due to the landscape character of the area; the Old Buckenham Fringe character area is of high sensitivity. The majority of the sites score positively against criteria regarding population and human health & inclusive communities.

Table 16.18 Sustainability Appraisal of Sites in Old Buckenham

Shipdham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[085]001	-	-	-	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	
LP[085]002	-	-	-	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	
LP[085]003	-	+	+	0	0	-	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 due to the distance of the site from key services. The site scores negatively against criteria 6 due to the site being situated within an area of flood risk.
LP[085]004	-	-	-	0	+	+	0	0	0	0	+	0	+	+	0	+	-	0	0	The sites scores neutrally against criteria 10 due to the potential impact of development upon the nearby listed building.
LP[085]005	-	-	-	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	
LP[085]006	-	-	-	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	
LP[085]007	-	+	+	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[085]008	-	-	-	0	0	+	0	0	-	+	0	0	+	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 due to the distance of the site from key services.
LP[085]009	-	+	+	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	
LP[085]010	-	-	-	0	+	+	0	0	0	+	+	0	+	+	0	+	-	0	0	
LP[085]011	-	-	-	0	+	+	0	0	+	+	+	0	+	+	0	+	-	0	0	
LP[085]012	-	-	-	0	+					+	+	0	+	+	0	+	-	0	0	
Summary comments:																				
All of the sites score poorly against criteria 1 due to the lack of brownfield sites in the settlement and the area being of grade 3 agricultural land.																				
The majority of the sites within Shipdham score negatively against criteria 2 and 3 due to being situated within groundwater source protection zones.																				
There is little difference between the majority of the sites in Shipdham in regards to access to services and facilities as most of the sites are located on the edge of the existing settlement boundary.																				

Table 16.19 Sustainability Appraisal of Sites in Shipdham

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[092]001	-	+	+	0	0	+	0	0	+	+	0	0	+	+	+	+	-	0	0	Whilst the site scores neutrally against criteria 5 and 11 the site is distant from the main settlement.
LP[092]002	-	+	+	0	0	+	0	0	+	+	+	0	+	+	+	+	-	0	0	
LP[092]003	-	-	-	0	0	+	0	0	+	0	0	0	+	+	+	+	-	0	0	Whilst the site scores neutrally against criteria 5 and 11 the site is distant from the main settlement. Furthermore, the site is situated within zone 3 of a groundwater source protection zone.
LP[092]004	-	+	+	0	+	+	0	0	+	0	+	0	+	+	+	+	-	0	0	Development of the site may have an impact upon the nearby listed building.
LP[092]005	-	-	-	0	0	+	0	0	+	+	+	0	+	+	+	+	-	0	0	The site is situated within zone 3 of a groundwater source protection zone.
LP[092]006	-	-	-	0	0	+	0	0	+	+	+	0	+	+	+	+	-	0	0	The site is situated within zone 3 of a groundwater source protection zone.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[092]007	-	-	-	0	0	+	0	0	+	0	+	0	+	+	+	+	-	0	0	The site is situated within zone 3 of a groundwater source protection zone. Development of the site may have an impact upon the nearby listed building.
LP[092]008	-	+	+	0	0	+	0	0	+	+	0	0	+	+	+	+	-	0	0	Whilst the site scores neutrally against criteria 5 and 11 the site is distant from the main settlement.
LP[092]009	-	+	+	0	0	+	0	0	+	+	0	0	+	+	+	+	-	0	0	Whilst the site scores neutrally against criteria 5 and 11 the site is distant from the main settlement.
Summary comments: Sites in Sporle score similarly in regards to SA objectives, with site LP[092]002 scoring the best in terms of the SA criteria. A number of the sites fall within Zone 3 of a groundwater source protection zone, which is reflected in criteria 2 & 3. Sites LP[092]003, 004 and 007 are considered to have potential impact upon nearby listed buildings, which is reflected against criteria 10. A number of the sites score neutrally against criteria 5 and 11; however, many of these sites are distant from key services and facilities.																				

Table 16.20 Sustainability Appraisal of Sites in Sporle

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[098]001	-	+	+	0	0	+	0	0	+	+	0	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 due to the site being distant from key services and facilities.
LP[098]002	-	+	+	0	+	+	0	0	0	+	+	0	0	+	0	+	-	0	0	
LP[098]003	-	+	+	0	+	+	0	0	0	+	+	0	0	+	0	+	-	0	0	
LP[098]004	-	+	+	0	+	+	0	0	0	+	+	0	0	+	0	+	-	0	0	
LP[098]005	-	+	+	0	+	+	0	0	+	0	+	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 10 due to the potential impact upon the historic environment.
LP[098]006	-	+	+	0	+	0	0	0	-	+	+	0	0	+	0	+	-	0	0	The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity. The site scores neutrally against criteria 6 due to the close proximity of the site to an area of flood risk.

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[098]007	-	+	+	0	0	+	0	0	+	+	0	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 5 and 11 due to the site being distant from key services and facilities.
LP[098]009	-	+	+	0	+	+	0	0	+	0	+	0	0	+	0	+	-	0	0	The site scores neutrally against criteria 10 due the potential impact upon the historic environment.
LP[098]010	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[098]011	-	+	+	0	+	+	0	0	0	+	+	0	-	+	0	+	-	0	0	The site scores negatively against criteria 13 due to the site being situated upon open space.
LP[098]012	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[098]013	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[098]014	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
LP[098]016	-	+	+	0	+	+	0	0	+	+	+	0	0	+	0	+	-	0	0	
Summary comments:																				
All sites score negatively against objective 1 due to being located on greenfield land of grade 3 agricultural quality.																				

Site	SA Objectives																				
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary	
There is little difference between the majority of the sites within Swanton Morley in regards to distance from services as most of the sites are located on the edge of the existing settlement boundary.																					

Table 16.21 Sustainability Appraisal of Sites in Swanton Morley

17 Employment Sites

Attleborough

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[002]002	-	+	+	-	+	-	+	+	+	+	+	0	-	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3/2 quality. The site scores negatively against criteria 13 due to the site being distant from open space.
LP[002]007	-	+	+	-	0	+	+	+	+	+	0	0	-	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality. The site scores neutrally against criteria 5 and 11 although the site is distant from key services. The site scores negatively against criteria 13 due to the site being

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				distant from open space.
LP[002]017	-	+	+	-	+	+	+	+	+	+	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality.
LP[002]021	-	-	-	-	0	+	+	+	+	+	0	0	-	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality. The site scores neutrally against criteria 5 and 11 although the site is distant from key services. The site scores negatively against criteria 13 due to the site being distant from open space.
LP[002]022	-	-	-	-	0	+	+	+	+	+	0	0	-	+	0	0	-	+	+	Although the site scores positively against criteria 10 the site adjoins the scheduled

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				monument, Bunn's bank. The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality. The site scores neutrally against criteria 5 and 11 although the site is distant from key services. The site scores negatively against criteria 13 due to the site being distant from open space.
LP[002]026	-	+	+	-	+	+	+	+	+	+	+	o	+	+	o	o	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality.
LP[002]029	-	+	+	-	o	o	+	+	+	-	o	o	-	+	o	o	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				land of grade 3 quality. The site scores negatively against criteria 10 due to the potential impact upon the nearby Grade II listed building. The site scores neutrally against criteria 5 and 11 although the site is distant from key services. The site scores negatively against criteria 13 due to the site being distant from open space.
LP[002]031	-	+	+	-	0	+	+	+	+	+	0	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality. The site scores neutrally against criteria 5 and 11 although the site is distant from key services.

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[002]033	-	+	+	-	+	+	+	+	+	+	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield agricultural land of grade 3 quality.
LP[002]035	0	-	-	-	0	+	+	+	+	+	0	0	+	+	0	0	-	+	+	Although the site is predominantly situated upon greenfield agricultural land of grade 3 quality, due to the site being partially brownfield it scores neutrally against criteria 1. The site scores neutrally against criteria 5 and 11 although the site is distant from key services.

Summary comments:

The majority of the sites are situated upon agricultural land of high agricultural grade. The only exception being site LP[002]035, which is partially situated upon previously developed land. Some of the sites are distant from the main services and facilities within the town.

Site LP[002]029 scores negatively against criteria 10 due to the potential impact upon the nearby Grade II listed building.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
Site LP[002]002 scores negatively against criteria 6 due to partial flooding on the site itself.																				

Table 17.1 Sustainability Appraisal of Sites in Attleborough

Dereham

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
D5	-	+	+	0	+	+	+	+	-	0	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated on greenfield land of grade 3 quality. The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity.
LP[025]031	-	-	-	0	+	+	+	+	-	+	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated on greenfield land of grade 2 quality. The site scores negatively against criteria 2 and 3 due to the site being situated within

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				a groundwater source protection zone. The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity.
LP[025]032	-	-	-	o	+	+	+	+	-	+	+	o	+	+	o	o	-	+	+	The site scores negatively against criteria 1 due to being situated on greenfield land of grade 2 quality. The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone. The site scores negatively against criteria 9 due to the site being situated within an area of moderate-high landscape sensitivity.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
Summary comments:																				
The sites are situated upon agricultural land of high agricultural quality.																				
The sites are all situated within an area of moderate-high landscape sensitivity.																				
Sites LP[025]031 and LP[025]032 are situated within a groundwater source protection zone and, therefore, score negatively against criteria 2 and 3.																				
The sites generally score well against the assessment criteria, particularly against those around economic activity.																				

Table 17.2 Sustainability Appraisal of Sites in Dereham

Snetterton

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[087]001	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[087]002	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]003	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
																				from key services and facilities.
LP[087]004	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]005	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]006	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]007	-	+	+	+	0	-	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				grade 3 agricultural quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities. The site scores negatively against criteria 7 due to being situated within Flood Zone 2.
LP[087]008	o	+	+	+	o	+	+	+	+	+	o	o	o	+	o	o	-	+	+	The site scores neutrally against criteria 1 due to being situated upon greenfield land. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
LP[087]009	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]010A	0	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	Although the site is situated upon grade 3 agricultural land the site is also partially brownfield and therefore scores neutrally against criteria 1. The site scores neutrally against criteria 5 and 11, but

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				is distant from key services and facilities.
LP[087]010B	-	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores negatively against criteria 1 due to being situated upon greenfield land of grade 3 quality. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]011	+	+	+	+	0	+	+	+	+	+	0	0	0	+	0	0	-	+	+	The site scores positively against criteria 1 due to being situated upon brownfield land. The site scores neutrally against criteria 5 and 11, but

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				is distant from key services and facilities.
LP[087]012	o	+	+	+	o	+	+	+	+	+	o	o	o	+	o	o	-	+	+	The site scores neutrally against criteria 1 due to being situated upon greenfield land. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[087]013	o	+	+	+	o	+	+	+	+	+	o	o	o	+	o	o	-	+	+	The site scores neutrally against criteria 1 due to being situated upon greenfield land. The site scores neutrally against criteria 5 and 11, but is distant from key services

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				and facilities.
LP[077]003A	o	+	+	+	o	+	+	+	+	+	o	o	o	+	o	o	-	+	+	The site scores neutrally against criteria 1 due to being situated upon greenfield land. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.
LP[077]003B	o	+	+	+	o	+	+	+	+	+	o	o	o	+	o	o	-	+	+	The site scores neutrally against criteria 1 due to being situated upon greenfield land. The site scores neutrally against criteria 5 and 11, but is distant from key services and facilities.

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
<p>Summary comments:</p> <p>Most of the sites score neutrally or negatively against criteria 1 due to most sites being greenfield even though they are within close proximity to the existing General Employment Area.</p> <p>The majority of the sites score well against the SA criteria, particularly against the criteria around Economic Activity.</p>																				

Table 17.3 Sustainability Appraisal of Sites in Snetterton

Swaffham

Site	SA Objectives																			
Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
SW2	-	-	-	0	+	+	+	+	-	0	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to the site being situated upon greenfield land of grade 3 agricultural quality. The site scores negatively against criteria 2 and 3 due to being situated within a groundwater source protection zone. The site is situated within an area of moderate-high

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				landscape sensitivity.
SW3	-	-	-	0	+	+	+	+	-	0	+	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to the site being situated upon greenfield land of grade 3 agricultural quality. The site scores negatively against criteria 2 and 3 due to being situated within a groundwater source protection zone. The site is situated within an area of moderate-high landscape sensitivity.
<p>Summary comments:</p> <p>The sites are both situated upon agricultural land of a high grade in a groundwater source protection zone and within an area of moderate-high landscape sensitivity. The sites do, however, score well in terms of the distance of the sites to key services and facilities and the impact this would have on reducing carbon emissions.</p>																				

Table 17.4 Sustainability Appraisal of Sites in Swaffham

18 Retail Sites

Dereham

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
D6	+	-	-	+	+	-	+	+	+	-	+	0	+	+	0	0	+	+	+	The site scores negatively against criteria 2 and 3 due to the site being situated within a groundwater source protection zone. The site scores negatively against criteria 10 due to the Grade 2 listed building on site.
LP[083]002	-	+	+	+	0	-	-	+	-	+	0	0	+	+	0	0	-	+	+	The site scores negatively against criteria 1 due to the site being situated upon high grade agricultural land. Although the site scores neutrally against criteria 5 and 11 the site is distant from key services and facilities. The site scores negatively against criteria 7 due to the site adjoining

Site Reference	SA Objectives																			Summary
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
																				an SAC. The site scores negatively against criteria 9 due to being situated within an area of moderate-high landscape sensitivity.
<p>Summary comments:</p> <p>Site D6 is a brownfield site within the centre of the town and scores positively against criteria around reducing climate change, population and human health, inclusive communities and economic activity.</p> <p>Site LP[083]002 is a greenfield site situated within an area of moderate-high landscape sensitivity and is within close proximity to an SAC.</p>																				

Table 18.1 Sustainability Appraisal of Sites in Dereham

19 Settlement Boundaries

19.1 The Planning Practice Guidance (PPG) states ‘a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.’

19.2 It is now proposed that the approach to development in the rural areas, as initially proposed in the Preferred Directions consultation, is split into two separate policies. The policies are set out within HOU 04 and HOU 05, which are assessed within the policies section of the SA. The two policies seek to make a clearer distinction between availability of services / facilities and housing development – with a more permissive approach in areas with 3 or more of the following services and facilities:

- Public Transport – An assessment of the level of public transport access within the village. This has included looking at the frequency of services and whether you can reach a higher order settlement for normal working hours.
- Community Facility - This can include a number of different facilities such as a village hall, public house, restaurant or café.
- Employment – The assessment has looked at the level of employment available within the village. This has included whether there is a business park and also the size of the businesses within the settlement.
- Shop/Post Office
- School

19.3 The assessment, with the findings contained in Appendix C, has had regard to the distance of services and facilities from the designated settlement boundary/village core – and should only be considered to be available where they are within a recognised acceptable walking distance - taken to be 800m.

19.4 This has led to a total of 17 settlements being identified as having 3/4 of the services / facilities listed.

- Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Quidenham and Yaxham

19.5 As locations with a greater level of services / facilities compared to other rural areas, these areas will see a higher level of development when compared to other rural areas over the plan period. It is also proposed that they retain a settlement boundary and the provision of PD05A apply.

19.6 For those areas with 2 or fewer of the services / facilities, it is proposed that the settlement boundaries are now to be removed on the basis that they don't have the necessary level of service provision. However development will be carefully managed in line with PD05B, in a manner which is more restrictive than for those named settlements with boundaries.

19.7 The following settlements are proposed to have their boundary deleted in line with the services audit and the provisions of PD05 B:

- Besthorpe, Bintree, Bradenham, Brisley, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Guist, Ickburgh, Little Cressingham, Longham, Mileham, New Buckenham, North Pickenham, Scarning, Snetterton North End, Sparham, Stanfield, Stow Bedon, Tittleshall, Whissonsett

19.8 The subsequent SA considers the changes to the settlement boundaries.

	Compatibility with SA objectives
+	Conforms
O	No relationship or significant impact
-	Conflicts
?	Effect of sustainability uncertain at this stage.

19.9 The following text considers the specific implications of the application of revised PD05A/B to those settlements identified for either the retention (and potential revisions) of their settlement boundary and those proposed for deletion.

Beeston

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	+	O	O	O	+	+	+	+	+	+	O	O	O	+	?	O	O	+	+
AO: Amend Settlement Boundary	O	O	O	O	O	+	O	O	-	O	O	O	O	+	O	+	O	+	+
Additional Comments: Beeston contains a number of services and facilities including a primary school and public house. There are also employment sites to the south of the village at both ^{Paynes} business park and along Herne Lane. The settlement boundary was last reviewed in 2012 when a number of amendments were made to it. This included an extension of the settlement boundary to the rear of Beeston village stores. The boundary remains logical and in line with the criteria of HOU 04. The alternative option is to amend the settlement boundary.																			

Table 19.1 Beeston Settlement Boundary Sustainability Appraisal

Beetley

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	+	O	O	O	+	+	+	+	+	+	O	O	O	+	?	O	O	+	+
AO: Amend Settlement Boundary	O	O	O	O	O	+	O	O	-	O	O	O	O	+	O	+	O	+	+

Additional Comments: Beetley contains a number of services and facilities including a primary school, public house, employment opportunities and public transport. The village does not have a shop or post office which would be required for the designation of a Local Service centre. The preferred option is to retain the existing settlement boundary without amendment. The boundary remains logical and in line with the criteria of HOU 04. The alternative option is to amend the settlement boundary.

Table 19.2 Beetley Settlement Boundary Sustainability Appraisal

Besthorpe

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	+	O	O	O	O	+	+	+	+	+	O	O	O	O	?	O	O	+	+
AO: Retain Existing Settlement Boundary	+	O	O	O	O	+	+	+	+	+	-	O	O	-	?	O	O	+	+

Additional Comments: Besthorpe village settlement boundary directly adjoins the village of Morley St Peter, which falls within South Norfolk Council's area. Within the village there are two employment areas, Besthorpe Trading Estate and Rookery Business Park. Neither of these are designated as a GEA however, they do provide employment opportunities and this is reflected in the above assessment. Shops comprise of Besthorpe Plant Centre and Farmshop, which is distant from the settlement boundary and so does not satisfy criteria for a convenience store within a short walking distance within the village. There are no community facilities. The preferred option is to delete the settlement boundary. The removal of the boundary would mean that any planning applications would be determined against the criteria based policy. This would allow to guide development to more sustainable locations. The alternative approach would be to retain the existing settlement boundaries; this approach is not preferred. This alternative scores similarly to the preferred option but poorly when considering community services and facilities.

Table 19.3 Besthorpe Settlement Boundary Sustainability Appraisal

Bintree

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	+	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	+	O	O	O	O	-	O	O	O	?	-	O	O	O

Additional Comments: Bintree is located to the north-east of Breckland, with access from the A1067 Norwich to Fakenham Road. The village contains limited services and facilities, including the Royal Oak public house and Algys Farm Shop, but it does not have the required number of services to justify a settlement boundary. There are a number of areas of protected open space within the village. There is no identified employment in the parish, however, there is a frequent bus service X29 Norwich to Fakenham. The preferred approach is to delete the settlement boundary. The removal of the boundary would mean that any planning applications would be determined against the criteria based policy. This would allow to guide development to more sustainable locations. The alternative approach would be to retain the existing settlement boundaries; this approach is not preferred. This alternative scores similarly to the preferred option but poorly when considering community services and facilities.

Table 19.4 Bintree Settlement Boundary Sustainability Appraisal

Bradenham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	+	O	O	O	O	-	+	+	+	+	O	O	+	+	?	O	O	+	+
AO: Retain Existing Settlement Boundary	+	O	O	O	O	-	+	+	+	+	O	O	+	-	?	O	O	+	+

Additional Comments: Bradenham village contains three individual settlement boundaries that are focused around groupings of dwellings. The village contains a public house, the Lord Nelson but limited other community facilities to support the retention of a settlement boundary in accordance with the rural areas policy. In addition to this, George Tufts building supplies is centrally located within the village. The northern part of the village is susceptible to flood risk and this could represent a negative sustainability impact if not managed correctly. The preferred approach is to delete the settlement boundaries. The alternative option is to retain the existing settlement boundaries. This alternative approach is not considered as favourably as it is not in accordance with the criteria set out in HOU 04 Rural Areas.

Table 19.5 Bradenham Settlement Boundary Sustainability Appraisal

Brisley

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	-	O	O	O	O	O	-	O	-	-	?	-	-	O	-

Additional Comments: Brisley is located to the north of Breckland. The settlement boundary was last reviewed in 2012 and one of the settlement boundaries (around St Bartholemew's Church) was removed. The village contains a primary school and a public house (The Brisley Bell). The primary school is located within the settlement boundary, whilst the public house is located on the green, which is located approximately 1km from the southern part of the settlement boundary. The existing settlement boundary is tightly drawn around properties on School Road. The alternative approach is to retain this existing settlement boundary. Within the settlement boundary there are no opportunities for further development, without harm to the form and character of the village and this is recognised in the assessment above. Whilst the settlement does contain some services and facilities the preferred option is to remove the settlement boundary. This would mean that any applications would be determined having regard to the criteria based approach set out within HOU 05 and other policies within the emerging Plan, allowing for greater opportunity to guide development to more sustainable locations.

Table 19.6 Brisley Settlement Boundary Sustainability Appraisal

Carbrooke

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	O	-	O	O	+	+	+	O	+	+	?	O	+	+	+
AO: Retain Existing Settlement Boundary	+	O	O	O	O	-	O	O	+	+	+	O	+	+	?	O	+	+	+

Additional Comments: Carbrooke parish contains two settlement boundaries within the main village of Carbrooke. Within Carbrooke village there is a primary school which is centrally located, however there are no other services and facilities. Carbrooke village is located approximately 1.5km from the edge of the Watton settlement boundary, where there are several other services and facilities. The settlement boundary remains relatively logical and follows natural features on the ground. The preferred approach is to retain the existing settlement boundary with amendments along Mill Lane to include properties known as "Toad Hall" and "The Bungalow", reflecting planning approvals. The preferred approach has positive and neutral predicted impacts, with one negative outcome relating to flood risk. Development within the settlement boundary would have to carefully consider this risk to avoid negative impacts. The alternative option is to retain the existing settlement boundary without amendments. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as favourably as it is not in accordance with the criteria set out in HOU 04.

Table 19.7 Carbrooke Settlement Boundary Sustainability Appraisal

Caston

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	O	-	O	O	+	+	O	O	O	+	?	O	O	+	O

AO: Retain Existing Settlement Boundary	+	O	O	O	O	-	O	O	+	+	O	O	O	+	?	O	O	+	O
Additional Comments: Caston village has two settlement boundaries which are located around The Street and The Green. The village has some service provision with a school, community facility and public house. The village lacks a shop or post office or employment opportunities. The village is designated as a conservation area and contains several heritage assets. A settlement boundary allows for the continued protection of these assets and their settings. The assessment above has one negative outcome relating to flood risk. Development within the settlement boundary would have to carefully consider this risk to avoid negative impacts. Due to the level of service provision within Caston, it is recommended that a settlement boundary should be retained within the village. However due to recent planning approvals, it is recommended that the boundary should be extended to the north east, west, and south east. The alternative option is to retain the existing settlement boundary without amendment. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However the preferred approach will see a more logical settlement boundary reflective of existing development on the ground.																			

Table 19.8 Caston Settlement Boundary Sustainability Appraisal

Cockley Cley

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	-	-	-	-	O	O	-	O	O	-	?	O	O	O	O
Additional Comments: Cockley Cley has limited services and facilities within the village, with only a public house. It is however within a reasonable distance to Swaffham. The village lies completely within the 1,500m SPA buffer zone of land that is supporting or capable of supporting Stone Curlew. Further residential development is not supported unless it is screened by existing development from the SPA. Land to the north of the village is also designated as a Special Protection Area for the preservation of Woodlark and Nightjar. To the south of the village is an area of flood risk. The existing settlement boundary is tightly drawn and there are limited opportunities for further development inside the boundary, which would not impact upon the form and character of the village. Due to the environmental constraints within the village and the limited opportunities for further growth within the existing settlement boundary, the preferred option is for the boundary to be deleted. This would allow for development to be guided towards more sustainable locations. The alternative option is to retain the existing settlement boundary without amendments. This option, for the reasons outlined above, is not a reasonable alternative.																			

Table 19.9 Cockley Cley Settlement Boundary Sustainability Appraisal

Colkirk

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	O	O
Additional Comments: Colkirk village is reasonably close to the market town of Fakenham. The existing settlement boundary in Colkirk is logical and follows defensible boundaries. The village however only contains limited services and facilities in the form of the primary school and the public house. The preferred approach is therefore to delete the settlement boundary. This will allow for development to be guided to more sustainable locations. The alternative option is to retain the existing settlement boundary without amendment. However, this approach is considered to be less sustainable as the village does not contain sufficient services and facilities to support growth and contribute to a sustainable community.																			

Table 19.10 Colkirk Settlement Boundary Sustainability Appraisal

Croxton

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	+	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	+	O	O	O	O	O	O	O	-	?	O	O	-	O
Additional Comments: Croxton village lies approximately 3 miles to the north of Thetford. The village has a shop and a village hall, however it is lacking in other services and facilities to support further development. The preferred approach to the Croxton settlement boundary is to delete the existing boundary. The alternative option would be to retain the settlement boundary. This approach does not score as positively against the sustainability appraisal objectives as the deletion of the settlement boundary, as the current level of services and facilities are not considered sufficient to support a sustainable growth in this village.																			

Table 19.11 Croxton Settlement Boundary Sustainability Appraisal

East Tuddenham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Remove settlement boundary	O	O	O	O	+	O	O	O	O	O	O	O	+	O	?	O	O	O	O
AO: Retain existing settlement boundary	O	O	O	O	O	+	O	O	O	O	O	O	+	-	?	O	O	O	O
Additional Comments: East Tuddenham village has good public transport access, being located close to the A47, and there is also a village hall incorporating a social club. There are no other services or facilities within the village. The alternative option is to retain the settlement boundary without amendment. This is not the preferred approach due to the limited services and facilities within the village. Without the boundary it is considered that any proposed development that would come forward would in the main be neutral in impact through the application of HOU 05 and other policies within the Plan.																			

Table 19.12 East Tuddenham Settlement Boundary Sustainability Appraisal

Foul登

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	-	O	O	O	O	O	O	+	-	?	O	-	-	O
Additional Comments: Foul登 village is entirely contained within 1,500m buffer zone of the SPA for land that is supporting or capable of supporting Stone Curlew. The village contains limited services and facilities, however this does include a public house. Foul登 is not particularly close to a larger settlement or town centre, so is not able to support town centres and employment opportunities. The preferred option is to delete the settlement boundary; this would help to direct development to more sustainable locations. The alternative would be retain the boundary, but this gives rise to several negative sustainability impacts and is not in conformity with HOU 05.																			

Table 19.13 Foul登 Settlement Boundary Sustainability Appraisal

Foxley

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	+	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	O	+	O	O	O	O	-	O	O	-	?	O	O	O	O
Additional Comments: Foxley village is located on either side of the A1067, the main Fakenham to Norwich Road and has two settlement boundaries. Due to the village's location it has a good public transport network, however it is lacking in other services and facilities. The village is located to the north of Bawdeswell, which is proposed as a Local Service Centre. The existing settlement boundaries are tightly drawn around the settlement and there are no further opportunities for development within the existing settlement limit. Further to this, there are limited services available within the village that would support development. The preferred approach is to remove the settlement boundary. This will mean that any application would need to be determined in accordance with the criteria based approach set out in HOU 05. The alternative option would be to retain the existing settlement boundary with amendments. The existing boundary does not follow logical features on the ground, and any amendments would draw the boundary to follow natural features. Due to the lack of facilities available within the village, it would not be supported to expand the settlement boundary. This alternative is therefore not considered reasonable.																			

Table 19.14 Foxley Settlement Boundary Sustainability Appraisal

Garvestone

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	O	-	O	O	-	?	O	O	O	O
Additional Comments: Garvestone contains three individual settlement boundaries located along Dereham Road and Town Lane. The village contains a primary school and an active village hall but no other services or facilities. This is not considered an acceptable level of service provision to retain the existing settlement boundary, and so the preferred option is to delete this boundary. The preferred option performs well against the sustainability objectives. The alternative option is to retain the existing settlement boundary. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as favourably as it is not in accordance with the criteria set out in HOU 05.																			

Table 19.15 Garvestone Settlement Boundary Sustainability Appraisal

Gooderstone

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Settlement Boundary	O	O	O	O	O	-	-	O	O	O	O	O	O	-	?	O	-	O	O

Additional Comments: Gooderstone village contains a primary school and The Swan Public House; these are considered key local services but there are no other services and facilities. The village lies entirely within the 1,500m buffer zone from the SPA for land supporting or capable of supporting Stone Curlews. The assessment above recognises the potential negative impact of the large areas of flood risk located to the north of the village following the path of the River Gadder; development within the settlement has the potential for negative effect if not well managed. For these reasons the preferred option is to delete the settlement boundary. The alternative option is to retain the existing settlement boundary. This alternative approach is not considered as favourably in the SA assessment and it is not in accordance with the criteria set out in HOU %).

Table 19.16 Gooderstone Settlement Boundary Sustainability Appraisal

Great Dunham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	O	O

Additional Comments: Great Dunham village contains a primary school and a village hall, but there are limited other services and facilities, which is not sufficient to support growth in the village. The preferred option is to delete the settlement boundary. Without the boundary it is considered that any proposed development that would come forward would in the main be neutral in impact through the application of HOU 05 Rural Areas and other policies within the emerging Plan. The alternative option is to retain the settlement boundary.

Table 19.17 Great Dunham Settlement Boundary Sustainability Appraisal

Gressenhall

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Amend Settlement Boundary	+	O	O	O	+	-	+	+	+	+	+	O	+	+	?	O	+	O	+
AO: Retain Existing Settlement Boundary	+	O	O	O	+	-	+	+	+	+	+	O	+	+	?	O	+	O	+

Additional Comments: Gressenhall is one of the larger villages in Breckland. The village has a good range of services and facilities, including a public house, shop and post office and employment opportunities. The village does not however contain a primary school, which is located in the nearby village of Beetley. Due to the level of services and facilities within the village, it is considered appropriate to retain a settlement boundary. The preferred approach is to amend the existing boundary to ensure it reflects the existing development pattern, as follows:

- Extend the settlement boundary around "2 Chequers Drift" and properties "85-91 Bittering Street" to create a logical defensible settlement boundary. At present it runs through "2 Chequers Drift" and does not follow any natural boundary features.
- Extend the settlement boundary to create a logical boundary around "Stable Conversion" and "Porch Cottage" on Bittering Street.
- Extend the settlement boundary around "Woodstock Rectory". The settlement boundary currently divides the property; redrawing it would ensure it follows features on the ground.
- Amend the settlement boundary to remove The Swan Inn Public House. The existing settlement boundary does not follow existing features on the ground. Removal of the public house will help to ensure that development does not occur in close proximity to it, which may undermine its value as a community asset.

The preferred option is considered to offer a sustainable approach, with potential positive and neutral impacts assessed. The assessment above recognises the potential negative impact of the area of flood risk located within the south of the village; development within the settlement has the potential for negative effect if not managed well. The alternative approach is to retain the existing settlement boundary. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as favourably as it does not create a logical settlement boundary.

Table 19.18 Gressenhall Settlement Boundary Sustainability Appraisal

Griston

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	O	+	+	+	+	+	O	O	O	O	?	O	+	O	+
AO: Retain Existing Settlement Boundary	+	O	O	O	O	+	+	+	+	+	O	O	O	O	?	O	+	O	+

Additional Comments: Griston village contains a public house (“The Waggon and Horses”) and employment opportunities. It is fairly close to the larger settlement of Watton. The village is also home to HMP Wayland; this is outside of the settlement boundary. Due to the level of services and facilities within the village it is proposed to retain the settlement boundary with minor amendments. The proposed two amendments are extensions in the south west and north east to create a logical boundary that follows features on the ground. The preferred settlement boundary has envisaged positive and neutral sustainability impacts. The alternative option is to retain the existing settlement boundary without modification. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as favourably as it does not create a logical settlement boundary.

Table 19.19 Griston Settlement Boundary Sustainability Appraisal

Guist

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundaries.	O	O	O	O	O	-	-	-	-	-	O	O	+	O	?	-	-	-	-

Additional Comments: Guist has a distinctive vernacular with many of the properties within the ownership of the Sennowe Estate. The centre of the village is covered by a conservation area. The village contains Guist General Store, which includes a shop, post office and cafe. There are no other services and facilities within the village and it is fairly isolated from any larger settlements. The River Wensum runs to the south of Guist which is a designated Special Area of Conservation but also represents an area of flood risk. Guist has four defined settlements of varying sizes. The settlement boundaries are relatively tightly drawn around existing dwellings, with no space for additional dwellings without harm to the form and character of the area. Furthermore there are limited services and facilities within the village to support development. The preferred approach is to delete the boundaries from the settlements. The removal of the boundaries would mean that any planning applications would be determined against the criteria based policy. This would allow to guide development to more sustainable locations. The alternative approach would be to retain the existing settlement boundaries. For the reasons set out above, this approach is not preferred. This alternative scores poorly against several sustainability objectives, namely those connected with the presentation and enhancement of character and appearance, natural environment constraints and the isolation from employment and educational opportunities.

Table 19.20 Guist Settlement Boundary Sustainability Appraisal

Hockham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	+	+	+	+	+	+	O	O	O	+	?	O	O	+	+

AO: Retain Existing Settlement Boundary	O	O	O	O	O	+	O	O	-	O	O	O	O	+	O	+	O	+	+
Additional Comments: Hockham contains a number of services and facilities including a primary school, public house and public transport. Whilst the boundary remains relatively logical However, any development associated with an alternative boundary would be assessed using HOU 04 and other policies within the emerging Plan, and it is considered reasonable therefore that any affects would in the main be neutral in impact. Overall the preferred option is considered the most sustainable.																			

Table 19.21 Hockham Settlement Boundary Sustainability Appraisal

Ickburgh

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	-	-	-	-	O	O	O	O	-	?	-	O	-	O
Additional Comments: Ickburgh village has a lack of services and facilities although it is quite close to the larger settlement of Mundford with access via the A1065. Directly to the north of the settlement boundary is Naturediet Pet Foods factory. There are a number of environmental designations that impact upon Ickburgh, the most significant of which is the Breckland SPA located both to the north and south of the village. The settlement boundary entirely falls within the 1,500m Stone Curlew buffer zone. Further residential development would not be supported in this area unless it is screened from the SPA by other development. To the south of the village there are large areas of flood risk associated with the River Wissey. The preferred approach is to delete the settlement boundary. The settlement boundary is tightly drawn around the existing development with little space for further development without harm to the form and character of the area and to comply with the requirements of the SPA buffer zone. There is a lack of services and facilities within the village. Deleting the boundary would allow to guide development to more sustainable locations, as reflected in the assessment above. The alternative approach is to retain the existing boundary without modification. This approach is not preferred due to the environmental constraints and lack of services and facilities.																			

Table 19.22 Ickburgh Settlement Boundary Sustainability Appraisal

Little Cressingham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O

AO: Retain Existing Settlement Boundary	-	O	O	O	-	O	-	-	-	O	-	O	-	-	?	-	O	-	O
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Additional Comments: Little Cressingham is a small village located directly west of the larger settlement of Watton. The village is located to the north of the Breckland SPA and is entirely located within the 1,500m buffer zone for land supporting or capable of supporting Stone Curlews. There is a lack of services and facilities within the village. Little Cressingham's settlement boundary is one of the smallest in Breckland. It is tightly drawn around existing development and does not allow any opportunity for expansion. This combined with the lack of services and facilities and the 1,500m buffer zone, mean that new development inside the settlement boundary is highly unlikely. It is therefore proposed to delete the settlement boundary. The alternative approach is to retain the existing boundary without modification. This is not seen as reasonable for the reasons outlined above and is reflected in the outcomes of the assessment. The removal of the settlement boundary would mean that planning applications would be determined against a criteria based policy set out within HOU 05. Deleting the boundary would allow for development to be guided to more sustainable locations.

Table 19.23 Little Cressingham Settlement Boundary Sustainability Appraisal

Longham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	-	O

Additional Comments: Longham village's existing settlement boundary follows a logical pattern, with the boundary following natural features on the ground. However, with only a village hall and The White Horse public house, it is not considered that the facilities and services are adequate to meet the needs of the current population along with any further population associated with some potential development. Therefore the preferred approach is to delete the boundary. Without the boundary it is considered that any proposed development that would come forward would in the main be neutral in impact through the application of HOU 05 and other policies within the Plan. The alternative option is to retain the settlement boundary; this is not considered to support a sustainable community.

Table 19.24 Longham Settlement Boundary Sustainability Appraisal

Lyng

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Amend Settlement Boundary	+	O	O	O	+	-	O	O	O	O	O	O	+	+	?	O	+	+	O
AO: Retain Existing Settlement Boundary	+	O	O	O	+	-	O	O	O	O	O	O	+	+	?	O	+	+	O
Additional Comments: Lyng is one of the larger villages within Breckland. The village has a school, shop and community facility, however it is lacking in employment and public transport. Due to the good level of service provision within Lyng it is considered to support a sustainable community and it is proposed to retain a settlement boundary with amendments. The amendments are in the south east and south west, and will ensure that the development incorporates recent planning approvals and ensure the boundary follows natural features. Some small areas of the village are susceptible to flood risk and so this represents a negative sustainable impact. This flood risk is associated with the River Wensum, which is also designated as a SAC. Parts of the village are within a conservation area; development would have to pay special attention to preserving or enhancing the character and appearance of the area. The alternative option is to retain the existing settlement boundary without amendment. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as it does not create a logical settlement boundary																			

Table 19.25 Lyng Settlement Boundary Sustainability Appraisal

Mileham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	-	O	O	O	-	O	O	O	-	?	O	O	O	O
Additional Comments: The village is located along the B1145 and contains two settlement boundaries. The settlement boundaries are separated by Mileham Castle Scheduled Monument, which is also designated open space. The presence of the Scheduled Monument means that development must not harm its heritage significance, likewise for the impact on the conservation area that covers much of the village. Mileham contains limited services and facilities in the form of a post office and village hall. An area of flood risk lies to the west of the village so this has to be given consideration should future development occur within the boundary. For these reasons, retention of the settlement boundary is not seen as the most sustainable option and the preferred option is to delete the boundary.																			

Table 19.26 Mileham Settlement Boundary Sustainability Appraisal

Mundford

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Retain Existing Settlement Boundary	+	O	O	O	+	o	+	+	+	+	O	O	O	+	?	O	O	+	+
AO: Amend Settlement Boundary	O	O	O	O	O	-	-	O	-	O	O	O	O	+	O	+	O	+	+
Additional Comments: Mundford contains a primary school, public house, community facility and public transport. The village was previously designated as a Local Service Centre through the Core Strategy and Development Control Policies DPD. The villages contains a number of environmental constraints with the SPA located directly to the south and areas of flood risk to the north of the village. The alternative option to amend the boundary scores poorly due to the environmental constraints surrounding the village.																			

Table 19.27 Mundford Settlement Boundary Sustainability Appraisal

New Buckenham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	-	O	O	O	-	?	O	O	O	O
Additional Comments: New Buckenham village contains two public houses and shops, but no other services or facilities. Buckenham Castle Scheduled Monument is located to the west of the village, and the whole village is located inside a conservation area. The presence of these heritage assets means that development must not harm their heritage significance. There are areas of flood risk to the south of the village; this has to be given consideration should future development occur within the boundary. For these reasons, retention of the settlement boundary has some negative SA scores and the preferred option is the delete the boundary. This could see development being guided to more sustainable locations.																			

Table 19.28 New Buckenham Settlement Boundary Sustainability Appraisal

North Lopham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	+	+	+	+	O	O	O	O	+	+	?	O	+	+	O

AO: Retain Existing Settlement Boundary	+	O	O	O	+	+	+	+	O	O	O	O	+	+	?	O	+	+	O
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Additional Comments: North Lopham village has a primary school, village hall and post office and shares a number of services and facilities with South Lopham which does not have a settlement boundary. Due to the level of services and facilities within North Lopham, able to support a sustainable community, it is considered appropriate that it retains a settlement boundary. In accordance with the criteria set out within PD05 Rural Areas it is proposed to make seven amendments to the boundary, to ensure that it reflects natural features on the ground and has regard to planning approvals:

- Move the settlement boundary to the rear boundary of properties on Kenninghall Road to create a logical settlement boundary.
- Extend the settlement boundary in the north east to include a recent planning approval.
- Extend the settlement boundary around "Meadow Farm". The settlement boundary currently runs through the property; the amendment will move the boundary to include all of the property and be more logical.
- Extend the settlement boundary to include "Elmfield House" and "Eden House", which are currently located outside of the boundary. Including them would mean that it follows existing features on the ground.
- Extend the settlement boundary to include "Church Farm Stables"; this would ensure it follows existing features.
- Amend the settlement boundary to include a recent planning approval
- Extend the settlement boundary around "Mayflower Cottage". The boundary currently runs through the property; the amendment will move the boundary to include all of the property and be more logical.

Much of the village is designated as a conservation area and this would require special attention to ensure its character and appearance are preserved or enhanced. There are no other environmental sensitivities, and this is reflected in the assessment. The alternative option is to retain the existing settlement boundary without amendments. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts. However, the alternative approach is not considered as favourably as would not create a logical settlement boundary.

Table 19.29 North Lopham Settlement Boundary Sustainability Appraisal

North Pickenham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	-	O	O	O	O	O	O	O	-	?	O	O	+	O

Additional Comments: North Pickenham is located reasonably close to Swaffham. The existing settlement boundary is logical and follows natural features. However, it includes a primary school and village hall but no other services or facilities. A small part of the settlement is within an area of flood risk and this represents a negative sustainability impact. It is proposed that the village should not retain a settlement boundary. Without the boundary it is considered that any proposed development that would come forward would in the main be neutral in impact through the application of HOU 05 and other policies within the Plan. The alternative option would be to retain the settlement boundaries. However, this is not considered to support a sustainable community.

Table 19.30 North Pickenham Settlement Boundary Sustainability Appraisal

Rocklands

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	+	+	+	+	+	O	O	O	+	+	?	O	+	+	O
AO: Retain Existing Settlement Boundary	+	O	O	O	+	+	+	-	+	O	O	O	+	+	?	O	+	+	O

Additional Comments: Rocklands parish includes the villages Rockland All Saints and Rockland St Peter; there is a settlement boundary within each. Together they contain a good range of services and facilities, including primary school, public house and shop. Due to the level of services and facilities within Rocklands, it is considered appropriate that the villages should each retain a settlement boundary. The villages have no environmental sensitivities and this is reflected positively in the assessment. The settlement boundaries have been reviewed in line with HOU 04 and the preferred approach is to amend the Rockland All Saints boundary in two locations. This involves re-drawing the settlement boundary to remove the village hall and its associated open space. As the site is designated open space, removing it from the settlement boundary will help to increase the protection on the site from development. The further proposed amendment is to extend the settlement boundary at the southernmost end to accommodate land recently granted planning permission for a single dwelling. The alternative option is to retain the existing settlement boundaries without modification. The small difference between the preferred and alternative boundary sees no significant difference in sustainability impacts.

Table 19.31 Rocklands Settlement Boundary Sustainability Appraisal

Quidenham (Eccles Road)

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	O	O	+	+	+	O	O	O	+	+	?	O	+	O	+

AO: Retain Existing Settlement Boundary	+	O	O	O	O	O	+	-	+	O	O	O	+	+	?	O	+	O	+
Additional Comments: Quidenham parish includes the hamlets of Eccles Road, Hargham, Wilby and Quidenham. Eccles Road is the only area within the parish with a settlement boundary. Eccles Road's village primary school closed in 2014: however the village does contain a public house and village hall, and is also well related to the Snetterton Heath employment area. Eccles Road is a relatively small village, however it has a reasonable range of services and facilities that can support a sustainable community. It is considered appropriate that the village should retain a settlement boundary. Since the settlement boundary was last reviewed in 1999 a number of applications have come forward outside of the settlement boundary and it is proposed to amend the boundary to include them as per PD05 Rural Areas . This involves an extension in the north to include two properties and an extension in the south to take in the properties on Wilby Road along with a further 24 dwellings for which planning permission was granted in 2015. It is also proposed to re-draw the settlement boundary to exclude Garnier Hall and its associated open space, which would reduce pressure from redevelopment. This is seen as a positive approach in protecting open space. The preferred option has been assessed to have positive and neutral sustainability impacts. The alternative option is to retain the existing settlement boundary without modification. Whilst the preferred amendment represents a relatively large physical change, the sustainability impacts between the preferred and alternative boundary is marginal. However, the alternative approach is not considered as favourably as it does not represent a logical settlement boundary																			

Table 19.32 Quidenham Settlement Boundary Sustainability Appraisal

Saham Toney

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Amend Settlement Boundary	+	O	O	O	O	+	+	+	+	+	O	O	O	+	?	O	O	+	+
AO: Retain Existing Settlement Boundary	O	O	O	O	O	+	O	O	O	O	O	O	O	+	?	+	O	+	+
Additional Comments: Saham Toney contains a primary school, public transport and community facilities in the form of a village hall and public house. The village is closely related to Watton which provides employment opportunities. The village was previously designated as a local service centre through the Core Strategy and Development Control Policies DPD. The preferred option is to amend the settlement boundary to take include existing development around Cley Lane. The preferred option scores well against the sustainability appraisal criteria. The alternative option would be to extend the settlement boundary further which does not score as positively against the criteria.																			

Table 19.33 Saham Toney Settlement Boundary Sustainability Appraisal

Scarning

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	+	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	+	O	-	O	O	O	+	-	?	-	-	-	-	O

Additional Comments: Scarning has two settlement boundaries within the village. Whilst there are a number of services and facilities within the wider Scarning parish, these are not particularly well related to the village settlement boundaries, e.g. Scarning has a primary school but this is over 2km from the village settlement boundaries. Due to the distance of Scarning village from services and facilities, along with that there is no land within the settlement boundary that could be developed without harm to the form and character of the village, it is considered that further development here would not represent a sustainable approach and the preferred option is to delete the settlement boundary. The removal of the settlement boundary would mean that planning applications would be determined against a criteria based policy set out within PD05 Rural Areas. Deleting the boundary would allow for development to be guided to more sustainable locations. The alternative option would be to retain the existing settlement boundary without modification. Due to the reasons outlined above, and the potential negative sustainability impacts, this is not a reasonable alternative.

Table 19.34 Scarning Settlement Boundary Sustainability Appraisal

Shropham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Amend Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	+	O

Additional Comments: Shropham village contains a number of services including employment. However, it does not contain the level of services and facilities considered necessary to justify a settlement boundary. The preferred approach is to delete the existing settlement boundary and the alternative is to retain it. The two options score similarly but the alternative is not in line with the criteria of HOU 04.

Table 19.35 Shropham Settlement Boundary Sustainability Appraisal

Snetterton (North End)

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	+	+	-	O	-	O	-	-	?	-	-	O	+

Additional Comments: North End is a hamlet within the parish of Snetterton. Snetterton contains two general employment areas located on either side of the A11, these are located over 1km from the village. The village is lacking other services and facilities, which sees it perform poorly against the relevant sustainability objectives in the assessment above. Furthermore, Snetterton North End is one of the smallest settlement boundaries within Breckland. Due to the limited services and facilities available within Snetterton North End, the size of the settlement boundary and the lack of further opportunities to develop within it without harm to the form and character of the area, the preferred option is to delete the settlement boundary. Any planning application would therefore need to be determined against the criteria based approach set out within the preferred directions PD05 Rural Areas. The alternative approach would be to retain the existing settlement boundary. This approach is not preferred due to the lack of services and facilities to support sustainable development. The preferred option allows to guide development towards more sustainable locations.

Table 19.36 Snetterton North End Settlement Boundary Sustainability Appraisal

Sparham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	+	+	-	O	-	O	+	-	?	-	-	-	-

Additional Comments: Sparham lacks essential services and facilities, which sees it perform poorly against the relevant sustainability objectives in the assessment above. The existing settlement boundary is tightly drawn around the dwellings within Sparham, and there are no further opportunities for infilling without harm to the form and character of the area. For these reasons, the preferred option is to remove the settlement boundary. Any planning application would therefore need to be determined against the criteria based approach set out within the preferred directions PD05 Rural Areas. The alternative approach would be to retain the existing settlement boundary. This approach is not preferred due to the lack of services and facilities to support sustainable development. The preferred option allows to guide development towards more sustainable locations.

Table 19.37 Sparham Settlement Boundary Sustainability Appraisal

Stanfield

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	+	+	-	O	-	O	+	-	?	-	-	-	-

Additional Comments: Stanfield is a small village that lacks any services and facilities that would normally be considered for the retention of a settlement boundary. This sees it perform poorly against the relevant sustainability objectives in the assessment above. The existing settlement boundary is tightly drawn around dwellings within Stanfield and there is no space for further expansion inside the existing boundary. For these reasons the preferred approach is therefore to delete the settlement boundary. Any planning application would therefore need to be determined against the criteria based approach set out within HOU 05. The alternative option is to retain the existing settlement boundary without amendment. This approach is not preferred due to the lack of services and facilities to support sustainable development. The preferred option allows to guide development towards more sustainable locations.

Table 19.38 Stanfield Settlement Boundary Sustainability Appraisal

Stow Bedon

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	-	+	-	O	-	O	+	-	?	-	-	-	-

Additional Comments: Within the Stow Bedon settlement boundary there is a lack of services and facilities, which sees it perform poorly against the relevant sustainability objectives in the assessment above. The settlement boundary is closely drawn around the properties on Mere Road and is predominantly to the north of the road. To the south is the Stow Bedon Mere County Wildlife Site. There is no opportunity to provide further development within the settlement without compromising the character of the village or the integrity of the wildlife site. The preferred option is to delete the settlement boundary due to the lack of services and facilities to support development. Any planning application would therefore need to be determined using the criteria based approach set out within HOU 05. The alternative option is to retain the existing settlement boundary without amendment. This approach is not preferred due to the lack of services and facilities to support sustainable development. The preferred option allows to guide development towards more sustainable locations.

Table 19.39 Stow Bedon Settlement Boundary Sustainability Appraisal

Thompson

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	+	O	O	O	+	+	-	+	+	O	+	O	+	+	?	O	+	+	O
AO: Amend Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O

Additional Comments: Thompson village has a number of services and facilities including a primary school, shop and The Chequers Inn public house. Thompson is located within the 1,500m buffer zone for land that supports or is capable of supporting Stone Curlew. Further appropriate development can be accommodated within the buffer zone; nevertheless, this has been noted as a potential negative impact in the assessment. Thompson contains a number of services and facilities that justify the retention of the settlement boundary; this is the preferred option. The existing settlement boundary follows existing features on the ground and is logical and defensible, so it is preferred to retain the boundary without amendment. The alternative approach is to delete the settlement boundary. The removal of the settlement boundary would mean that planning applications would be determined against a criteria based policy set out within HOU 05. It is considered therefore that any future proposed development that could come forward would in the main be neutral in impact. This approach is not preferred due to the level of services and facilities within Thompson that can support a sustainable community; this is reflected in the above assessment.

Table 19.40 Thompson Settlement Boundary Sustainability Appraisal

Tittleshall

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	-	O	O	O	-	+	+	+	-	-	-	O	+	-	?	O	O	-	-

Additional Comments: Tittleshall contains a village hall, but lacks any other services or facilities. However, the village is closely related to Litcham, which is a designated Local Service Centre village and has a good range of services and facilities. Tittleshall includes a conservation area within the centre of the village. There is a lack of services and facilities within the village to support new residential development. Furthermore there are only limited opportunities for further development inside the settlement boundary without harm to the form and character. For these reasons, the preferred option is to delete the settlement boundary. Any planning application would therefore need to be determined using the criteria based approach set out within HOU 05. The alternative option is to retain the existing settlement boundary without amendment. This approach is not preferred due to

the lack of services and facilities to support sustainable development and the potential impact on the character and appearance of the conservation area. This is reflected in the assessment above. The preferred option allows to guide development towards more sustainable locations.

Table 19.41 Tittleshall Settlement Boundary Sustainability Appraisal

Weasenham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	+	O	O	O	+	+	+	+	+	O	O	O	+	+	?	O	+	O	O
AO: Amend Settlement Boundary	-	O	O	O	+	+	+	+	+	O	O	O	+	+	?	-	+	O	O

Additional Comments: Weasenham contains two settlement boundaries, which are focused around The Green and Massingham Road. Weasenham includes a number of services and facilities including a primary school, post office and The Fox and Horses public house. It should be noted that the primary school is located outside of the settlement boundary but a practical distance away. The settlement boundary supports the principles of protecting the environment and access to community facilities. The existing settlement boundaries are logical and follow natural boundaries. There is limited space within the settlement boundary that would allow for some infill. Due to the level of services within the village the preferred option is to retain the existing settlement boundary. The alternative option would be to amend the settlement boundary tighter around existing dwellings; however this would lessen the opportunity for some small infill development, which is something that the village could accommodate in a sustainable way.

Table 19.42 Weasenham Settlement Boundary Sustainability Appraisal

Whissonsett

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Remove Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Retain Existing Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	O	O

Additional Comments: Whissonsett is a large village containing a village hall and a post office that opens two mornings a week; however there are no other services or facilities and this reflects in the assessment. To the north of the village is an area of flood risk but this is unlikely to represent a significant impact. It is proposed to delete the settlement boundary. The removal of the settlement boundary would mean that planning applications

would be determined against a criteria based policy set out within HOU 05 and this is considered more sustainable than the alternative option of retaining the boundary.

Table 19.43 Whissonsett Settlement Boundary Sustainability Appraisal

Yaxham

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
PO: Retain Existing Settlement Boundary	O	O	O	O	+	O	O	O	O	O	O	O	O	O	?	O	O	O	O
AO: Amend Settlement Boundary	O	O	O	O	O	O	O	O	O	O	O	O	O	-	?	O	O	O	O

Additional Comments: Yaxham contains two settlement boundaries and services and facilities are located between the two. There is a distance of over 800m between the two settlement boundaries. The preferred approach is to retain the existing settlement boundary. This approach represents a logical settlement boundary which is defensible. Planning applications would need to be determined against the criteria based policy set out within HOU 04.

Table 19.44 Yaxham Settlement Boundary Sustainability Appraisal

Conclusions

19.10 Policies HOU 04 and HOU 05 set the overarching principle for settlement boundaries and the grounds on which they should be designated.

19.11 The SA undertaken at this stage also gives further consideration to each individual boundary and the scope for specific changes.

19.12 The findings of this SA illustrates that the preferred options generally perform well when assessed, although there are also some potential negative effects which need to be mitigated through appropriate policy in the Local Plan. The preferred boundaries or preferred removal of boundary tend to have overall better sustainability impacts than the alternative options considered.

Environmental SA Objectives

19.13 The use of settlement boundaries, when in sustainable locations, promotes efficient use of land. The development within settlement boundaries tends to be infill or rounding-off opportunities, often on brownfield sites. This avoids the deterioration of green infrastructure. Whilst this development is usually on a small scale, cumulatively it can have a noticeable impact, and the contribution to Breckland's overall sustainability is positive.

19.14 With regards to water usage and quality and waste management, it is considered that when assessing a settlement boundary, it has little to no impact on these objectives. These are mostly factors that would be managed through the development management process, regardless of whether the associated development was within a settlement boundary or in another location.

19.15 In reducing air pollution, the most noteworthy element to assess with regards to settlement boundaries is the degree to which residents would have to travel via private vehicle to reach the facilities and service they need. The small size and level of service provision of settlements means that residents of these places will inevitably find themselves needing to travel at times. However, in some cases the level of provision is sufficiently low that more travel would be required. Additional travel and journeys will result in more fossil fuel use. These could lead to increases in emissions of CO₂ and other combustion gases; due to the small amounts of further development that could be accommodated in settlements, this would lead to a small increase in the atmospheric burden at individual level and cumulatively more so when it affects several settlements. This could further contribute to climate change, acid rain and other air quality impacts, which represents a major long-term in-combination negative impact. In those cases where there is a lack of services and public transport, it is usually the case that the preferred option is for the settlement boundary to be deleted, and development can be guided to more sustainable locations. This helps to avoid the impacts described. Conversely, when settlements have a sufficient level of service and facilities provision and/or good public transport links, the preferred option is often to retain the boundary, which would have the opposite effect on those impacts described above.

19.16 Most settlements are free from flood risk. A small number have areas within flood zones or are close to flood zones. In those cases, a negative impact is predicted, as being within the flood zone does render those small areas undevelopable. However, due to the potentially insignificant amount of further development that could come forward within the settlements, it is unlikely to represent anything more than a minor negative impact.

19.17 Settlements tend to be in locations that represent no concerns with regards to biodiversity and geodiversity. This reduces the need to consider mitigation or avoidance and is considered to represent a positive impact on Breckland's sustainability. Guiding development to such constraint-free locations can have a long-term positive impact.

19.18 Several settlements are within the SPA 1,500m buffer zone. Development can be permitted in such areas, given it is appropriate infill. Therefore being within the buffer zone in itself would not necessarily represent a negative outcome. Where a settlement could not accommodate the infill-type development appropriate to the buffer zone, it tends to be the case that the preferred approach is to delete the boundary, allowing for development to be steered to more appropriate and sustainable locations.

19.19 Even the small amount of further development that could be accommodated within these established settlements could represent a threat to their character. This is especially the case where it has been identified that the form of the settlement could not accommodate any additions, or it has a heritage asset within it or is recognised as a heritage asset itself. In those cases, further development could have a significant negative impact that would manifest in the short term and have permanent effects. In these instances, the settlement boundary should be deleted or very careful management should be employed at the planning application stage to ensure these effects are minimised.

Social SA Objectives

19.20 In most cases, the preferred approaches are predicted to have neutral to positive impact on the social objectives.

19.21 The Local Plan has to deliver sufficient homes to meet the housing needs of Breckland. There is no reasonable alternative to this. Providing settlement boundaries supports this delivery of homes in sustainable locations. Whilst this is on a small scale, together with the other site allocations and potential future appropriate windfall sites, over the long term it helps to cumulatively deliver the homes needed. Being able to deliver the objectively assessed housing needs of the district in turn ensures a population to support the economy and services and facilities of the district. This is beneficial across Breckland but also at settlement-level to ensure the retention of the services and facilities in those locations.

19.22 The need to protect and enhance human health and well-being is considered in the SA process. It tends to be the case that the preferred option ensures generally adequate access for residents to local open space, a health care facility and sports facility. When the preferred option is the retention of the boundary, it is usually the case that the open space provision is within the settlement and there is good transport links to a larger settlement to access built health facilities. When the preferred option is to delete the boundary it is assumed that through implementing policies in the Local Plan, health matters will be addressed through the planning process. Due to the relatively small amounts of population, the long-term impacts of well-managed health and well-being would be small across a geographically large scale but would be noticeably positive at a settlement level.

19.23 In terms of access to services and facilities, all the preferred options have been assessed as being positive or neutral. The provision of and/or access to services and facilities is of major consideration when determining the suitability of a settlement boundary and it tends to be the case that the preference is to delete the boundary when this provision of or access to is not adequate, or would not be able to cope with additional demands. Being able to access services and facilities is seen to have significant positive impacts across a wide range of factors including social interaction, health, well-being, the local economy and lowering CO2 emissions.

Economic SA Objectives

19.24 Under the assessment of the economic objectives, the preferred options mostly have envisaged positive or neutral impacts.

19.25 Defining settlement boundaries can help, albeit in a relatively small way, to ensure that potential economic development is directed to sustainable locations. The SA process also assesses access to existing economic and educational opportunities. Preferred options tend to score well due to having such opportunities within or close to the settlement and/or good access to such opportunities via public transport. Where settlements do not offer this, it is often the case that the preferred option would be to delete the boundary so that future development could be guided to more sustainable locations. Having good access to economic and educational opportunities assists in reducing journeys so that private vehicle emissions are lessened; and ensures a happy and prosperous population within the settlements that support their local services and facilities.

19.26 In the long term, it is envisaged that these preferred approaches on settlement boundaries can contribute to a cumulatively positive impact across Breckland where high quality employment opportunities are retained or created, encouraging people to live and work in the District. It is envisaged that over time, strength in the economy and workforce would attract further strength.