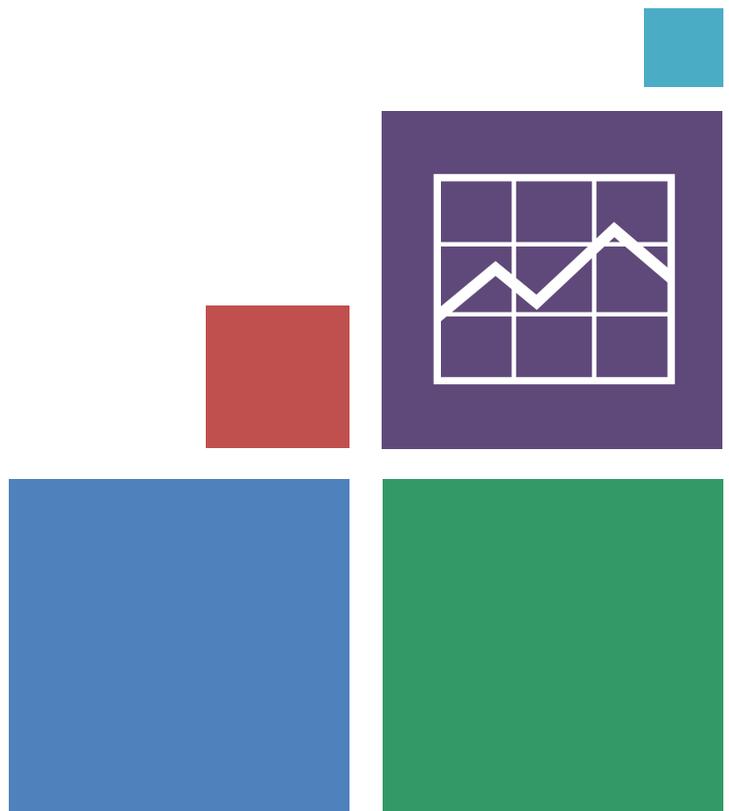


Options for the New Local Plan Consultation – Spring 2016

Initial Sustainability Appraisal of Emerging Options

April 2016

www.waveney.gov.uk/newlocalplan



This document provides an update to the Sustainability Appraisal Scoping Report which was published in July 2015. This update takes into account comments raised by consultees on the Scoping Report, additional information relevant to the baseline and additional plans and programmes scoped. It also provides an initial appraisal of the emerging options being considered as part of the preparation of a new Local Plan for Waveney.

The Council welcomes comments on the initial sustainability appraisal of options in this document. Comments received will help refine the appraisals.



Reproduced under license SLA100042052 from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (c) Crown copyright 2000. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Contents

1. Introduction.....	3
Background.....	3
Method.....	4
2. Context Review.....	6
3. Baseline Situation	7
Waveney Context	7
Social Baseline	9
Health	9
Education.....	14
Crime	18
Access to Services and Facilities.....	20
Deprivation, Inequality and Socio-Economics.....	26
Housing and Population	34
Environment Baseline.....	49
Air and Water Quality.....	49
Landscape and Townscape.....	51
Climate Change.....	55
Natural Resources	60
Biodiversity and Geodiversity.....	64
Historic Environment.....	68
Economic Baseline.....	72
Economic Growth	72
Rural Economy.....	78
Town Centre Vitality and Viability.....	82
Traffic and Efficient Movement.....	87
4. Sustainability Issues and Problems (Task A3).....	92
5. Sustainability Appraisal Framework (Task A4)	95
6. Initial Sustainability Appraisal of Emerging Options.....	103
Strategic Options.....	103
Sites	110
Appendix A – Geographical Definitions.....	134
Appendix B – Population Data for Wards and Parishes	137
Appendix C – List of Documents Scoped.	140
Appendix D – Scoping Report Consultation.....	145
Appendix E – Emerging Options Sustainability Appraisal	166
Appendix F – Site Details.....	499

1. Introduction

Background

- 1.1 Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.2 Waveney is currently in the process of preparing a new Local Plan for the District which will cover the period 2011 to 2036. A consultation document has been published for comment which forms the first stage of public consultation on options for the new Local Plan. The consultation is aimed at getting initial views on the levels of growth needed over the period to 2036, and where that growth should be located. The consultation also presents a number of different questions to help the Council prepare revised planning policies along with site allocation options which could be included in the new Local Plan.
- 1.3 [Section 19 of the Planning and Compulsory Purchase Act 2004](#) requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals contained within a Local Plan during its preparation. Additionally, [section 39 of the Act](#) requires the authority preparing a Local Plan to do so “with the objective of contributing to the achievement of sustainable development”.
- 1.4 Sustainability Appraisals incorporate the requirements of the [Environmental Assessment of Plans and Programmes Regulations 2004](#), which implement the requirements of the [European Directive 2001/42/EC](#) (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment. Sustainability Appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.

Method

- 1.5 The process of preparing a Sustainability Appraisal is governed by the Strategic Environmental Assessment Directive. The National Planning Practice Guidance also gives guidance on how local authorities should undertake a Sustainability Appraisal. Figure 1-1 below outlines the process of Sustainability Appraisal and how it relates to the preparation of a Local Plan.

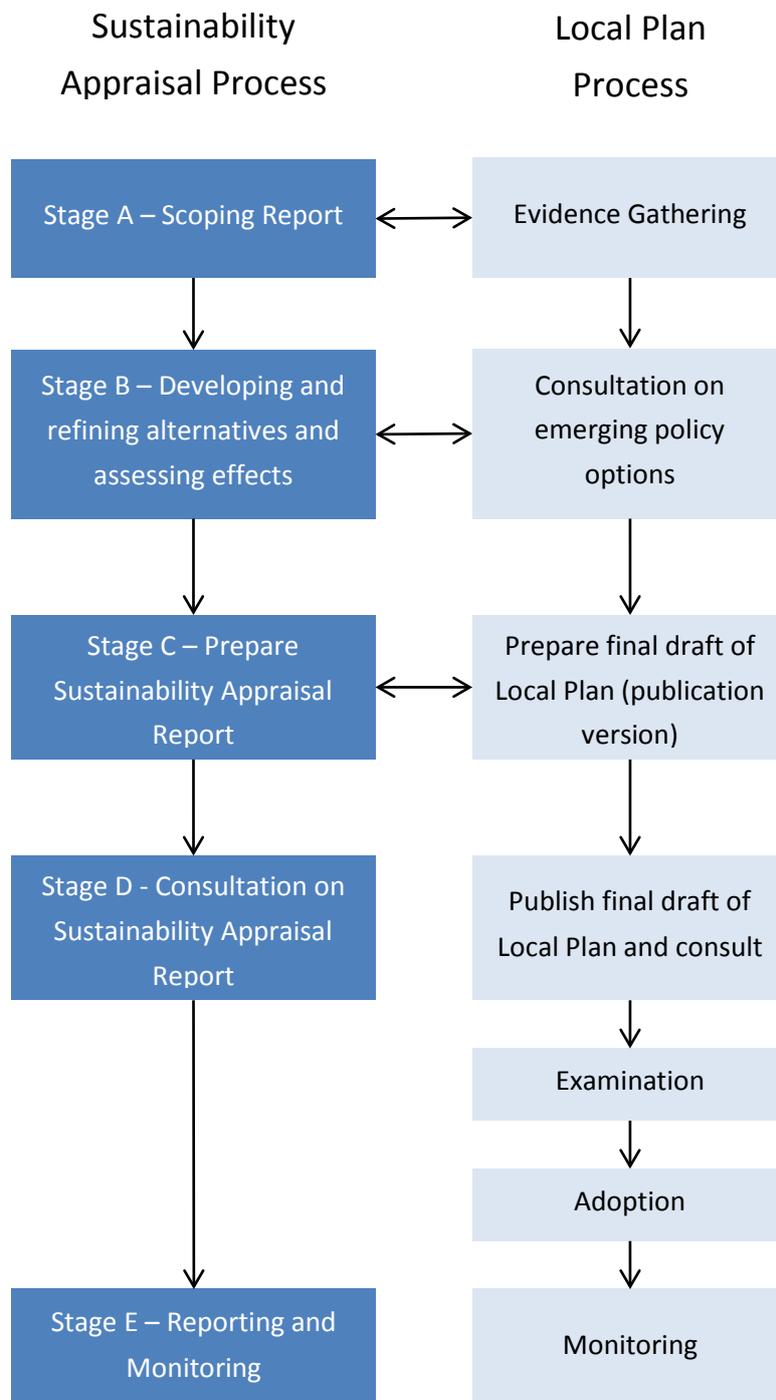


Figure 1-1 Sustainability Appraisal Process and Local Plan Process

Stage A – Scoping Report

- 1.6 This Sustainability Appraisal Scoping Report¹, published in July 2015, was the first stage in the Sustainability Appraisal of the new Waveney Local Plan which is currently being prepared. The Scoping Report established the existing sustainability context of the District with a view to understanding how sustainability issues and problems may change without a new Local Plan and represents ‘Stage A’ shown in Figure 1-1 above.
- 1.7 This document updates information provided in the Scoping Report published in July 2015 to take into account comments raised by consultees on the Scoping Report, additional information relevant to the baseline and additional plans and programmes scoped. Comments received on the Scoping Report, together with the Council’s response to these comments is included in Appendix D.

Stage B – Developing and refining alternatives and assessing effects

- 1.8 This document also presents an initial appraisal of the emerging strategic and site options identified in the ‘Options for the New Local Plan’ consultation document². This represents part of ‘Stage B’ shown in Figure 1-1 above. These appraisals are presented in Appendix E. Beyond this consultation options will be refined and tested further against emerging evidence which is being prepared. Revised draft appraisals of options will be published alongside a ‘preferred options’ consultation on the Local Plan later in 2017.
- 1.9 The appraisals are undertaken using the sustainability appraisal framework presented in Section 5. The effect of the option is assessed against each objective of the framework using the decision making criteria as a guide. The outcome of the appraisal is to identify whether the option will have a positive or negative effect on the objective and whether the effect is significant. This helps with comparison of alternative options and enables the Council to understand what are the most sustainable options which could be included in the Local Plan.
- 1.10 Significance of the effect is determined with regard to the [Environmental Assessment of Plans and Programmes Regulations 2004](#). In determining significance of the effect of an option regard is had to
- (a) the probability, duration, frequency and reversibility of the effects;
 - (b) the cumulative nature of the effects;
 - (c) the transboundary nature of the effects;
 - (d) the risks to human health or the environment (for example, due to accidents);

¹ Sustainability Appraisal Scoping Report (2015)

² Waveney Local Plan – Options for the New Local Plan Consultation Document – April 2016.

- (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
- (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

- 1.11 At this stage the appraisals are just initial appraisals of emerging options to start the process. The appraisals have been undertaken using the best available evidence and information at the time. As the Local Plan preparation progresses, options will be refined and new options may be considered. Additionally, further evidence will be collected which will help improve and refine the appraisals. **The Council welcomes comments on these initial appraisals as part of the Spring 2016 consultation on the Local Plan.**

2. Context Review

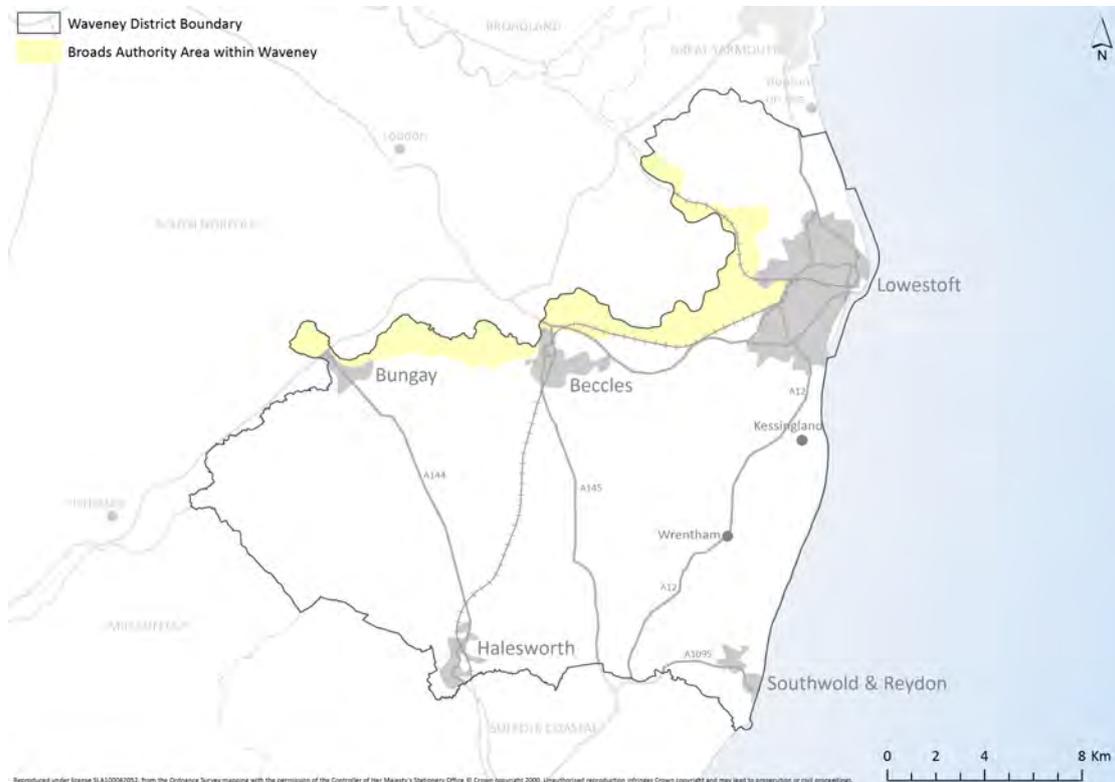
- 2.1 The starting point for preparing a Sustainability Appraisal involves assessing the policy context in which the document is being prepared. This means that it is essential to review other plans, programmes and environmental protection objectives that will influence the Local Plan. Therefore all relevant international, national, regional, county and local level strategies, plans and programmes have been reviewed and considered.
- 2.2 **Annex A** to this Report details the numerous documents that have been reviewed as part of the Sustainability Appraisal process, Appendix C lists the documents reviewed. The key aims and objectives within each of these documents have been identified along with the implications they have for the Local Plan and the Sustainability Appraisal.

3. Baseline Situation

- 3.1. In order to be able to determine the effect the new Local Plan may have on sustainable development, it is important to gain an understanding of the current circumstances which exist within the District and the trends which may continue if no new Local Plan was produced.

Waveney Context

- 3.2. Waveney is situated on the coast in the north east corner of Suffolk and is the most easterly District in Britain. To the west is the Broads ‘National Park’ and to the north Great Yarmouth in Norfolk. The River Waveney, which provides the District with its name, forms the northern boundary. Lowestoft is the largest town, with the four historic market towns of Beccles, Bungay, Halesworth and Southwold describing an outer square to the District.
- 3.3. The District covers some 37,041 hectares (143 sq miles) and has a coastline of 26km. It is a mixed urban and rural district with a population 115,254 (2011 Census), and a density of 3.1 persons per hectare, above the Suffolk average of 1.9.



- 3.4. This section of the report includes various references to settlements and geographical areas of the District. These areas can be seen in Appendix A. Lowestoft is not a statistical geographical entity in itself as the majority of the town is unparished and made up of wards (some of which overlap with surrounding parishes). Where Lowestoft is referred to in this report it means the unparished area of Lowestoft and the surrounding Parishes of Oulton and Carlton Colville which together make up the wider built up urban area of Lowestoft. The market towns are Beccles with Worlingham, Bungay, Halesworth and Southwold with Reydon. All other parishes are considered to be in the rural areas for the purpose of this report. For some statistics it has been necessary to use ward data. In these circumstances Lowestoft means the Lowestoft wards (including Gunton and Corton, Carlton Colville and Oulton wards), the Market towns are Beccles with Worlingham, Bungay, Halesworth, and Southwold and Reydon.
- 3.5. Appendix B includes population data tables on wards and parishes for context based on the 2011 census results.

Social Baseline

Health

Health **Summary**

Context

- 3.6. At the time of the 2011 Census, 23.9% of the population were over the age of 65. This is the highest percentage of those aged 65+ in all Suffolk districts and higher than Suffolk county (19.9%), the East of England (17.5%) and England (16.3%) but comparable to Suffolk Coastal at 23.2%. The average age of Waveney residents is 44.
- 3.7. There are currently 18 GP surgeries in Waveney District of which 9 are in Lowestoft. Beccles and Halesworth each have 1 surgery, there are two in Bungay and a newly built health centre in Reydon serves Southwold and Reydon. There are GP surgeries in Kessingland, Wangford and Wrentham.³
- 3.8. Accident and Emergency provision is located at the James Paget University Hospital in Gorleston which serves as the main hospital for the District. There are community hospitals that cater for outpatient appointments in Beccles, Halesworth and Southwold. However, HealthEast's 'Shape of the System'⁴ consultation proposes to remove community beds from both Patrick Stead Hospital in Halesworth and Southwold Hospital therefore these sites will be surplus to NHS requirements.
- 3.9. A new hospice for the Great Yarmouth and Waveney area is currently being built at Sidegate Road, Hopton. Margaret Chadd House is due to be completed during 2017 and will provide an alternative to being cared for at home or on an acute hospital ward for palliative care patients.

General health

- 3.10. The 2011 Census included a question about general health. 41.1% of the Waveney population categorised themselves as being in "very good health". This is the lowest proportion in Suffolk with Ipswich the next lowest at 45.6% and Forest Heath the highest rate at 48.1%. Less than 1% of the population for all the Suffolk districts rate themselves as

³ NHS Choices website as at January 2015. NB HealthEast cancelled the registration of the Oulton Medical Centre and is branch surgery based at Kirkley Mill Health Centre in April 2015

⁴ https://www.greatyarmouthandwaveneyccg.nhs.uk/page_sa.asp?fldKey=92

in “very bad health” with the exception of Ipswich at 1.1% and Waveney, the highest at 1.5%. Figure 3-1 shows the results for Waveney.

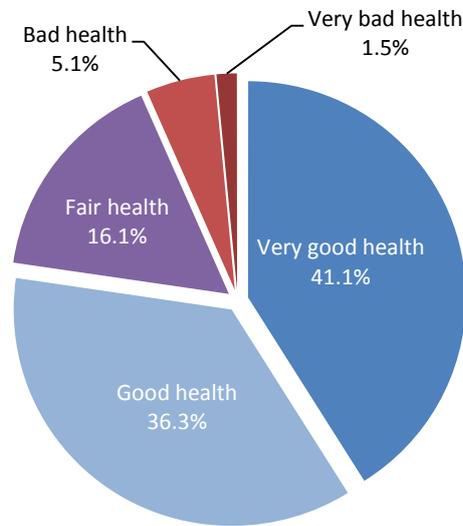


Figure 3-1 general health, Waveney population (2011 Census)

Mental health

- 3.11. One in three people across the country live with a mental health condition such as anxiety, depression, an addiction or a psychotic condition. Treatment, care and support for patients living with mental health conditions within Great Yarmouth and Waveney is usually provided by the [Norfolk and Suffolk NHS Foundation Trust](#) via [Wellbeing Norfolk and Suffolk](#).
- 3.12. Public Health England states that 850,000 people are living with dementia in the UK with females accounting for 62% of cases. This is likely to be a consequence that women live longer than men and age is the biggest known risk factor for the condition. By 2025 over one million people could have dementia in the UK and by 2050 could exceed 2 million⁵.

Life expectancy

- 3.13. Life expectancy for women in Waveney is 83.5 years and 79.3 years for men. This is comparable to the Suffolk average of 83.8 years for women and 80.3 years for men (births 2008 - 2012, Public Health England). However, there are significant differences within Waveney wards with life expectancy for men in Kirkley ward (Lowestoft) just 74.1 compared to 83.3 in Worlingham ward, a difference of 9.2 years. For women the difference is 8 years; 79.6 years (Kirkley) compared to 87.6 (Southwold and Reydon).

⁵ Public Health England “Health matters: midlife approaches to reduce dementia risk” March 2016 https://www.gov.uk/government/publications/health-matters-midlife-approaches-to-reduce-dementia-risk/health-matters-midlife-approaches-to-reduce-dementia-risk?utm_source=Blog&utm_medium=Launchblogdem&utm_campaign=HealthMatters

Death rates

3.14. The overall death rate in Waveney per 100,000 population for 2007-2012 was 520.6. This is above the Suffolk average of 497.1 (ONS, Public Health Suffolk). As with life expectancy, there are significant variations in the District. Kirkley has the highest overall rate at 810.8 and Worlingham the lowest overall rate at 383.5. *Figure 3-2* shows the overall death rates for males and females by ward.

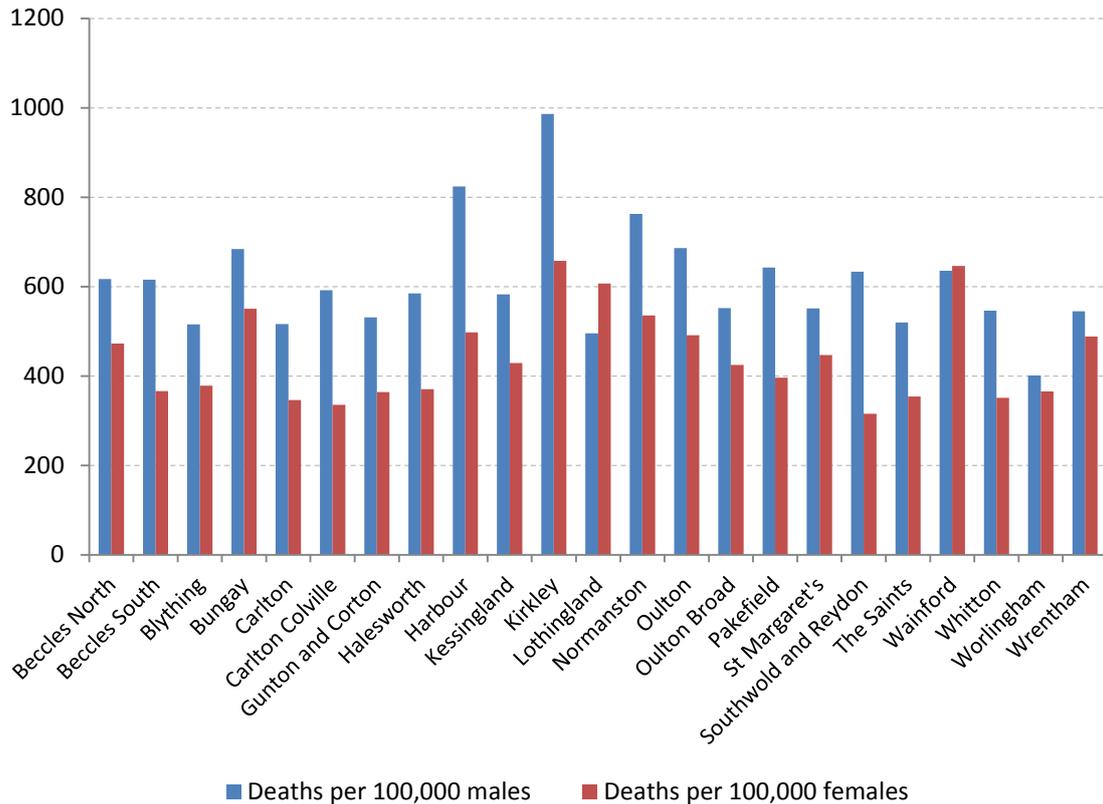


Figure 3-2 overall death rate, by ward (males and females, 2007-12)

Obesity

3.15. Table 3.1 shows that the percentage of the Waveney adult population that is obese is the highest in Suffolk⁶. Normanston has the highest proportion of the population that is obese at 29.3% compared to Southwold and Reydon and Wrentham wards the lowest in the District at 24.3%.

Location	2006-2008
Babergh	23.9%
Forest Heath	23.4%

⁶ DCLG, Association of Public Health Observatories. Percentage of adults 16+ with a Body Mass Index (BMI) of 30+, modelled estimate

Location	2006-2008
Ipswich	24.5%
Mid Suffolk	24.2%
St Edmundsbury	24.4%
Suffolk Coastal	22.3%
Waveney	27.0%
Suffolk County	24.3%
East of England	23.6%

Table 3.1 adult obesity

- 3.16. Although still above the county average, the proportion of children aged 10-11 that are obese shows a slightly improving situation (Table 3.2). Reception children aged 4-5 that are obese is fluctuating around 11%⁷.

Location	2010-2011	2011-2012	2012-2013	2013-2014
Year 6 children (ages 10 to 11) that are obese. (%)				
Waveney	21.4	18.7	17.6	19.9
Suffolk County	17.6	16	16.9	17.4
East of England	17.7	17.2	17.1	17.2
Reception children (ages 4 to 5) that are obese. (%)				
Waveney	10.7	11.2	9.0	10.7
Suffolk County	8.7	8.6	7.7	8.9
East of England	8.9	8.7	8.1	8.5

Table 3.2 obesity in children

Physical exercise

- 3.17. Figure 3-3 shows that 25% of the Waveney adult population participates in three 30 minute physical activity sessions per week. This is the third lowest in the county ahead of Ipswich and St Edmundsbury, with the highest participation in Forest Heath⁸.

⁷ National Child Measurement Programme. Data based on postcode of child.

⁸ Sport England, Active People Survey. Adult participation (16+). 3x30 minute sessions or more of moderate intensity activity a week (or 12 or more days over the last 4 weeks). Includes five light intensity sports for those aged 65 and over (yoga, pilates, indoor & outdoor bowls, archery and croquet).

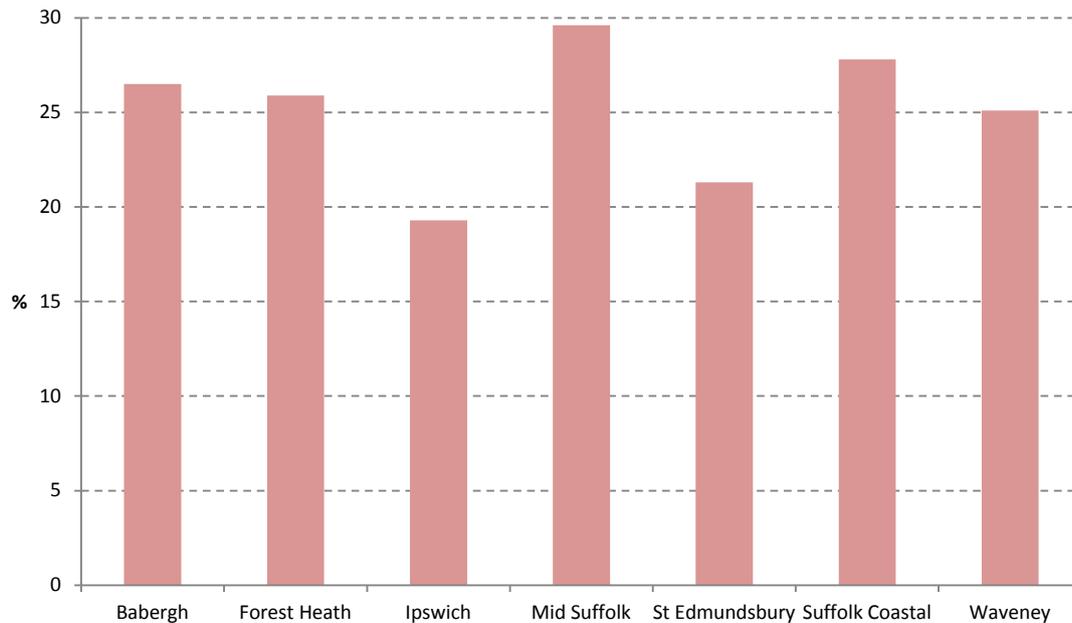


Figure 3-3 adult population participating in physical activity (financial year 2014-15)

Health

Future Trends which are likely to continue without the new Local Plan

- 3.18. The Waveney population is set to increase by 4,000 by 2025 and a further 4,000 by 2037⁹. The number of those aged over 80 is set to increase from 8,000 in 2012 to 16,000 by 2037. By 2037 21% of the total population will be aged 65 to 79 and 13% will be over 80. This is likely to put increased pressure on health services and facilities such as GP surgeries and hospitals. Housing will need to meet the needs of those with decreased mobility and those requiring other specialist care for conditions such as dementia.
- 3.19. The public and private sectors are improving existing stock and providing additional accommodation for those requiring care within a nursing home environment or sheltered/very sheltered housing.
- 3.20. Lowestoft Rising brings together Waveney District Council, Suffolk County Council, HealthEast, Suffolk Police and the Police Crime Commissioners Officer to provide an integrated approach to address a range of social issues including health. One such project is the integrated out-of-hospital team which has reduced the number of urgent hospital admissions.

⁹ ONS, Table 2: 2012-based Subnational Population Projections for Local Authorities in England

- 3.21. There are various strategies¹⁰ which aim to improve the life expectancy of the population as a whole and to bridge the gap between those living in the most deprived communities and those in the least deprived areas. Other areas include future service planning, improving people's experience of hospital care and support for people living at home through family carers and the voluntary sector. Existing Local Plan policies which support open space provision and cycling provision and direct development to accessible locations may help encourage healthy lifestyles.

Health

Outlook Summary



Health

Key Issues and Problems

- Waveney has the highest proportion of the adult population in Suffolk that is obese.
- Childhood obesity in Reception year children has not improved in the last 4 years.
- Just a quarter of the adult population participates in 3 x 30 minute physical activity sessions per week.
- The population living within areas of deprivation are more at risk of having a sedentary life style, higher obesity and lower life expectancy.
- Health services and providers will need to cater for an increasingly ageing population.

Education

Education

Summary

Context

- 3.22. Education provision in Waveney has recently changed from a three-tier system, with middle schools, to a two-tier system. Primary schools cater for children aged 5 to 11 and secondary schools for ages 11 to 16. There are 34 primary schools and 7 secondary schools in Waveney.

¹⁰ Great Yarmouth and Waveney Joint Strategic Needs Assessment 2009/10; NHS Great Yarmouth and Waveney Clinical Commissioning Group Five Year Strategic Plan 2014; Suffolk Health and Wellbeing Strategy 2012-2022

Pakefield High School is a new school in south Lowestoft, with the first phase of the new building opening in September 2014. Beccles Free School opened in 2012 on a temporary site in Carlton Colville and transferred to the site of the former Beccles Middle School in September 2014.

- 3.23. Two new primary schools are currently planned to support residential development in Lowestoft (within the Sustainable Urban Neighbourhood of the Lowestoft Area Action Plan area) and at the “Woods Meadow” development currently under construction in Oulton.
- 3.24. Provision for students taking ‘A’ levels is provided within the secondary schools in Beccles and Bungay and Lowestoft Sixth Form College which opened September 2011. Lowestoft College provides opportunities for further and higher education.
- 3.25. Suffolk has consistently been in the bottom two of the eleven local authorities in the East of England for GCSE results since 2009/10 and has recently launched its “Raising the Bar” initiative in order to improve academic attainment in the county.

GCSE results

- 3.26. In 2015, only 41.6% of Waveney Key Stage 4 pupils achieved 5 or more A* to C grades at GCSE (including English and mathematics). This is the lowest percentage in Suffolk. The highest results were in Mid Suffolk with pupils achieving 60.8%. Figure 3-4 shows the comparison of results in Waveney with Suffolk and the East of England (2009-2014).

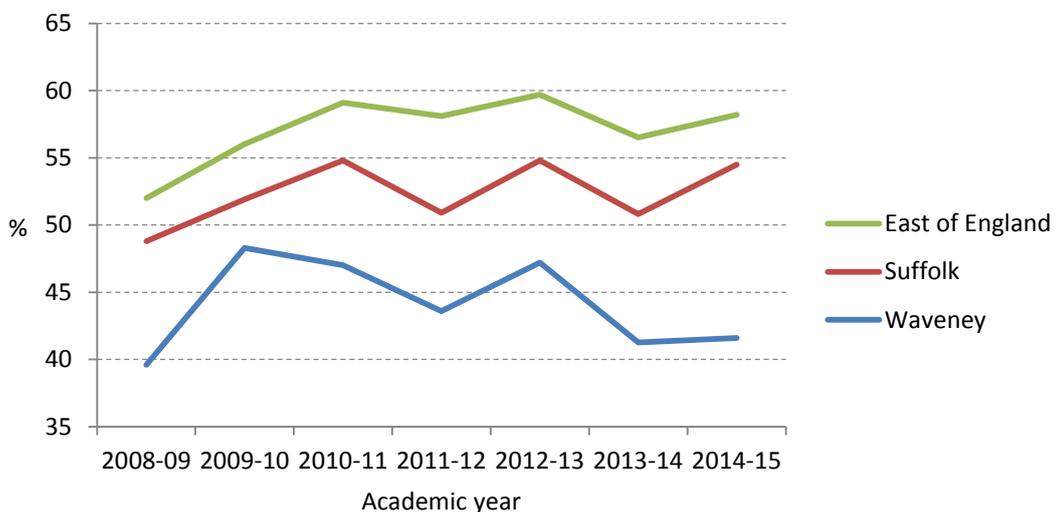


Figure 3-4 GCSE results (Suffolk Observatory) NB 2015 results for Suffolk and East of England from Department for Education: Revised GCSE and equivalent results in England: 2014 to 2015

- 3.27. **Error! Reference source not found.** shows the results for Key Stage 4 pupils achieving 5 or more A* to C grades at GCSE (including English and mathematics) for the state funded

schools in the District¹¹. The only school to show an improvement between 2010 and 2015 is the Sir John Lemman High School with a 14% increase in this period. Bungay High School has previously been the best performing school in terms of GCSE results, but it has now fallen behind Sir John Lemman School and recorded the highest overall fall (21%) since 2010. The first results for Pakefield High School and Beccles Free School were issued for the 2014-15 academic year, with results of 52% and 43% respectively.

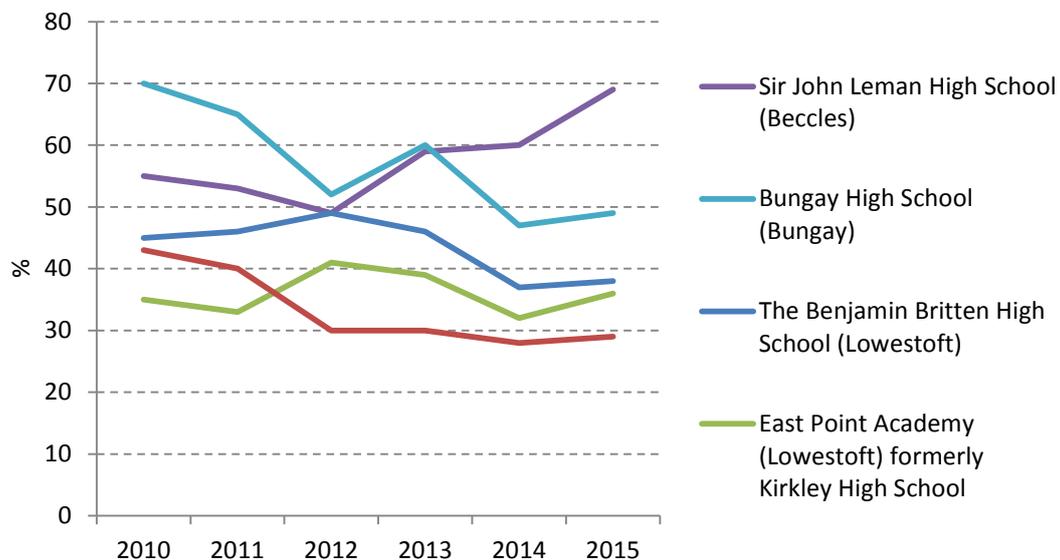


Figure 3-5 GCSE results, Waveney schools 2010-2015

School leavers

- 3.28. 49.6% of Waveney Year 11 pupils went on to sixth form education which is comparable to the county average of 53.2% though there are significant variations within Suffolk ranging from 43.7% in Forest Heath to 62% in Suffolk Coastal (2014).
- 3.29. At the end of the 2014 academic year, 45.8% of Waveney Year 13 pupils went on to higher education with a further 16% returning to sixth form and 9% going on to further education.
- 3.30. 7.2% of Year 11 and Year 13 Waveney school leavers in 2014 were not in education, employment or training (NEET).

Qualifications in the resident population

- 3.31. The Office for National Statistics shows that the number of Waveney residents (aged 16-64) with no qualifications is 11%, the second highest in the county, compared to 7.9% for Suffolk (2013). The proportion of Waveney residents with NVQ level 4 or higher is the lowest in the county (17.2%). NVQ level 4 or higher includes Higher National Diploma, Degree and Higher Degree level qualifications or equivalent.

¹¹ Department for Education, School performance tables.

Education

Future Trends which are likely to continue without the new Local Plan

- 3.32. It is likely to take some time to reverse the poor academic attainment in Waveney and in particular in Lowestoft. Suffolk County Council’s “Raising the Bar” initiative aims to improve academic attainment and collaboration with employers to inspire and motivate students.
- 3.33. Lowestoft Rising has secured funding to strengthen links between businesses and schools to help young people in Lowestoft access job opportunities through work experience and mentoring. If more job opportunities are available in the District, aspirations may improve and the numbers of pupils achieving higher grades could increase.
- 3.34. Improved job opportunities may also encourage those with higher level qualifications into the District. However, as an attractive retirement area the number of older people with no qualifications could potentially increase.

Education

Outlook Summary



Education

Key Issues and Problems

- Low educational attainment at GCSE level.
- Resident population poorly qualified.

Crime

Summary

Context

- 3.35. Suffolk Constabulary has 29 Safer Neighbourhood Teams (SNTs). The 4 Waveney SNTs cover Lowestoft North, Lowestoft South, Beccles & Bungay and Southwold & Halesworth. Police stations are open on a daily basis in Lowestoft, Beccles and Halesworth. Bungay and Southwold Police Stations are open if officers are on duty in the station and available.

Crime

- 3.36. The total number of offences committed in Waveney District has decreased by 1,813 during the period March 2009 – March 2015¹². All 17 categories of crime have seen decreases with the exception of sexual offences, shoplifting and violence without injury. A sample of offences is presented in Table 3.3.

Offence	2009	2014	2015	change 2009-2015
Domestic burglary	341	286	244	-97
Drug offences	352	373	305	-47
Homicide	1	3	1	0
Miscellaneous crimes against society	106	116	92	-14
Public order offences	413	306	333	-80
Violence with injury	903	670	692	-211
Violence without injury	447	589	711	264
All other offences	5701	3940	4073	-1628
Waveney Total	8264	6283	6451	-1813

Table 3.3 ONS recorded crime statistics

Anti-social behaviour

- 3.37. The number of anti-social behaviour incidents has decreased since 2010 from 7,522 (or 64.0 per 1,000 population) to 4,053 (or 35.0 per 1,000 population). Waveney has the second highest rate per 1,000 population behind Ipswich at 49.6 with the lowest rate in Mid Suffolk at 17.8¹³ (Figure 3-6).

¹² ONS, Crime Statistics (12 months ending 31 March)

¹³ Suffolk Policy Authority (calendar year)

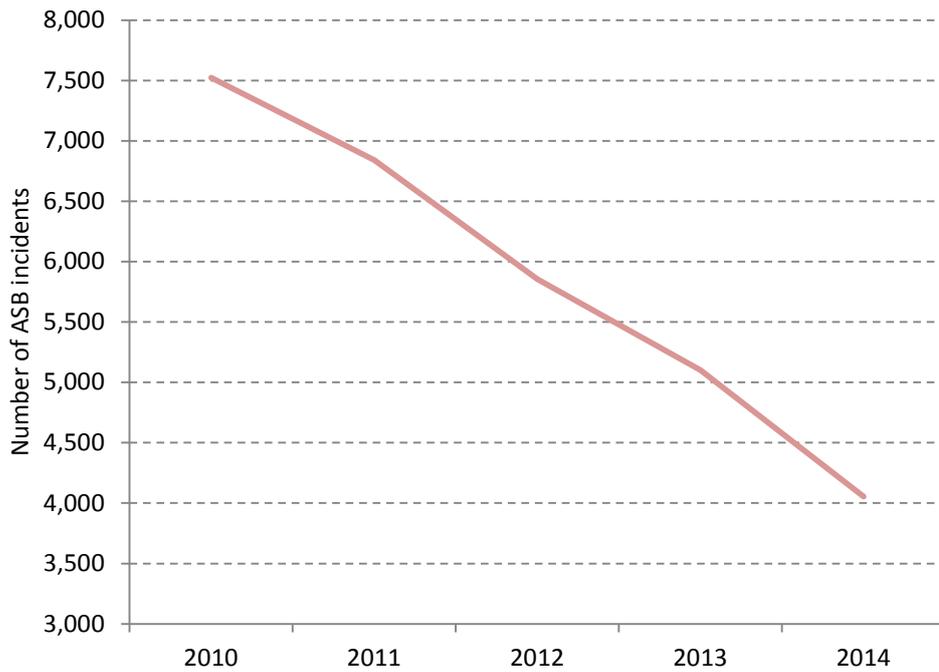


Figure 3-6 anti-social behaviour incidents, Waveney 2010 -2014

Crime

Future Trends which are likely to continue without the new Local Plan

- 3.38. Lowestoft Rising brings together Waveney District Council, Suffolk County Council, Suffolk Police, the Police Crime Commissioners Officer and HealthEast to provide an integrated approach to address a range of social issues including criminal offences and anti-social behaviour. The recent “Reducing the Strength” campaign sought to limit the sale of super-strength alcohol and offered a range of options and support for those wanting to change their lifestyle and has reduced the number of street drinkers in Lowestoft.
- 3.39. Policy DM02 of the Development Management Policies DPD includes “secured by design” principles which developers should incorporate into all schemes.

Crime

Outlook Summary



Crime

Key Issues and Problems

- Overall, the total number of criminal offences committed in Waveney is showing a decreasing trend. However, some types of crime have shown an increase.
- Anti-social behaviour incidents have decreased by almost 3,500 since 2010.

Access to Services and Facilities

Summary

Context

3.40. Just over half (60%) of the Waveney population lives in Lowestoft, 24% in the Market Towns and 16% in the rural areas. Half of the rural population live in the larger villages of Barnby/North Cove; Blundeston; Corton; Kessingland; Wangford and Wrentham.

Access to key services in rural areas

- 3.41. There are limited facilities and services within the rural areas. Between 2005 and 2014, 5 post office services and 2 public houses have closed, however 4 food/farm shops have been established/re-opened in this period. Only Somerleyton and Brampton (request stop) have access to the rail network. There are GP surgeries in Kessingland, Wangford and Wrentham¹⁴ and 10 primary schools serve the larger villages and rural areas.
- 3.42. Figure 3-7 to Figure 3-11 show the accessibility of 6 key services and facilities in the District. As expected, accessibility to a GP surgery, post office and primary school is generally good for Lowestoft and the Market Towns. These areas also have good accessibility to pubs, meeting places and supermarket/food shop. The villages of Kessingland, Wangford and Wrentham have good accessibility (within 2km) to five services with the exception of a primary school. “The Saints” area in the west of the District is consistently the least accessible being over 5km to a GP surgery, post office, primary school and food shop and 2-5km to a public house.

- | | |
|--|--|
| ■ Walking distance (400m) | ■ Cycling distance (2km) |
| ■ Over 2km | ■ Over 5km |

¹⁴ NHS Choices website as at January 2015

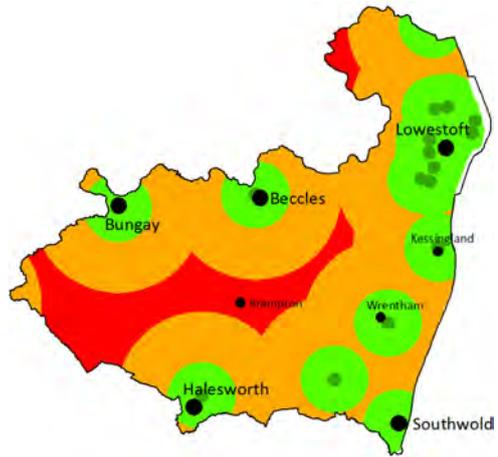


Figure 3-7 access to a GP surgery

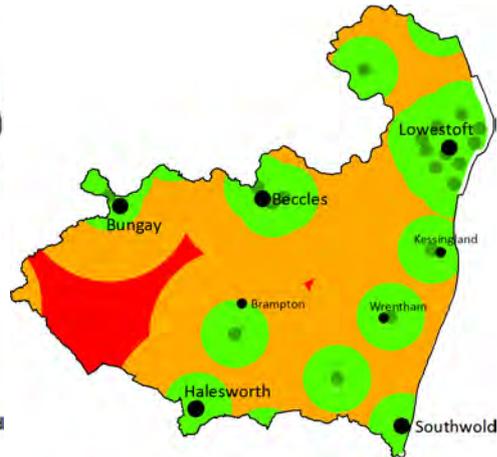


Figure 3-8 access to a post office

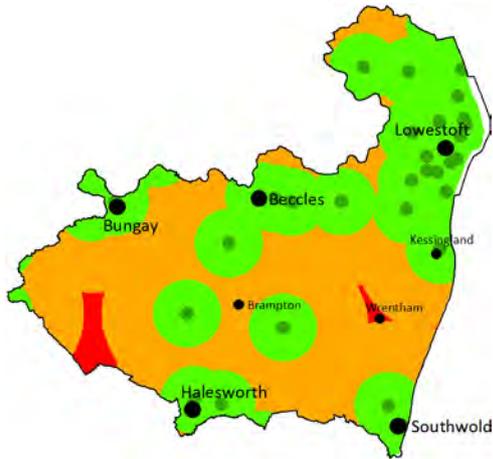


Figure 3-9 access to a primary school

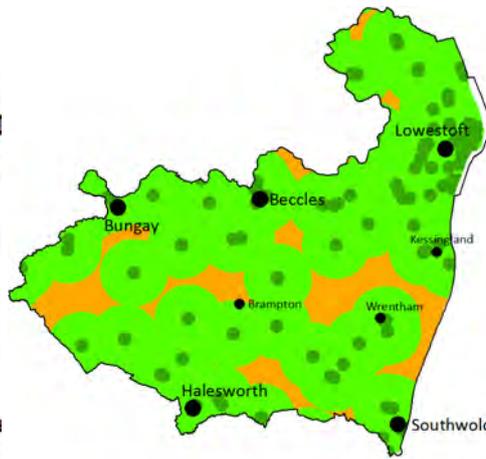


Figure 3-10 access to public houses and meeting places

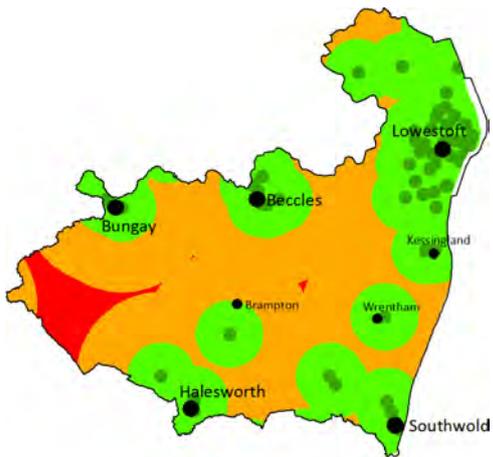


Figure 3-11 access to food shops

Reproduced under license SLA100042052, from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright 2000. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

- 3.43. Table 3.4 below shows the percentage of dwellings within the catchments shown on the maps above. The map shows that the majority of dwellings are within walking or cycling distance to all services. However, this is because the majority of dwellings in the District are within Lowestoft and the market towns where there is generally good service provision. Table 3.5 below shows that a much higher proportion of dwellings in the rural areas are further than walking or cycling distance from the identified services.

	GP Surgery	Post Office	Primary School	Pub / meeting place	Food shop
Up to 400m (walking distance)	22%	28%	33%	54%	59%
Between 400m and 2km (cycling distance)	68%	63%	61%	45%	36%
Between 2 and 5km	8%	9%	5%	1%	5%
Over 5km	2%	1%	1%	0%	0%

Table 3.4 Proportion of Dwellings in Waveney within different catchment distances of services

	GP Surgery	Post Office	Primary School	Pub / Meeting Place	Food shop
Up to 400m (walking distance)	16%	16%	24%	54%	32%
Between 400m and 2km (cycling distance)	32%	34%	42%	42%	35%
Between 2 and 5km	42%	44%	29%	4%	30%
Over 5km	10%	5%	4%	0%	2%

Table 3.5 Proportion of Dwellings in the Rural parts of Waveney (all areas excluding Lowestoft, Carlton Colville, Oulton, Beccles, Worlingham, Bungay, Halesworth, Southwold and Reydon) within different catchment distances of services

Broadband speeds

- 3.44. A fast, reliable internet connection can compensate for poor accessibility to physical services on the ground. For example, the lack of a local convenience store can be compensated by access to online food shopping services. All of the main supermarkets offer online food shopping across the entire District. However, broadband speeds in the rural areas tend to be slow with internet speeds of 3-10Mb or below. Paragraph 3.170 discusses this in more detail.

Open space

- 3.45. Waveney has approximately 370 hectares of open space of which 160 hectares is considered to be freely accessible for the public to use as shown in Table 3.6. A majority of this is provided in Lowestoft¹⁵ where the largest population resides. Southwold & Reydon has the most open space provided per 1,000 people. The poorest provision is in Kessingland.

¹⁵ Including Carlton Colville and Oulton

However Beccles, Bungay and Halesworth all have less provision per person than the District average¹⁶.

Sub area	Area (Ha)								
	Total area of open space	Parks and gardens	Amenity green space	Passive amenity green space	Equipped play space	Green corridors (areas of wildlife along corridor)	Playing pitches	Allotments	Cemeteries and churchyards
Beccles	49.6	7.3	4.2	2.4	3.6	1.8	17.0	6.5	6.9
Bungay	9.8	0	3.3	1.1	1.2	0	0.3	0.5	3.4
Halesworth	14.6	1.3	1.6	1.4	1.4	0	4.2	1.7	3.1
Kessingland	10.0	0	2.3	2.7	0.6	0	1.5	1.6	1.3
North Lowestoft	130.4	16.8	39.6	6.4	2.8	11.8	31.3	9.2	12.5
South Lowestoft	70.2	22.8	18.4	3.9	2.3	5.5	7.0	4.5	5.9
Southwold & Reydon	25.2	0	4.9	2.3	1.3	0	9.5	4.3	3.0
Rural	60.0	0	8.8	1.0	1.8	0	21.7	6.5	20.8
District	370.4	48.1	83.2	21.2	14.9	19.1	92.5	34.8	56.9

Table 3.6 open space provision (excludes semi-natural areas) (Open Space Needs Assessment, July 2015)

- 3.46. The Waveney Open Space Needs Assessment (July 2015) provides a comprehensive assessment on the quantity, accessibility, and quality of open spaces. The assessment shows that the market towns have equipped children's play space exceeding the standard of 0.2 hectares per 1,000 people, whilst Lowestoft has a deficit of over 9 hectares. Kessingland and the rural areas show a deficit of just under a hectare. Figure 3-12 shows the accessibility of equipped play spaces aimed at children within specific age ranges (toddlers, juniors and youths)¹⁷. Beccles and Bungay, and to a lesser degree Halesworth, are well above the District average for all catchments. Lowestoft (north) is below the District average for all three catchments. Kessingland, the rural areas and Bungay do not have any properties within the 1km walk standard for a NEAP.

¹⁶ Waveney Open Space Needs Assessment, July 2015

¹⁷ LAP – Local Equipped Area for Play; LEAP – Local Equipped Area for Play; NEAP – Neighbourhood Equipped Play Area

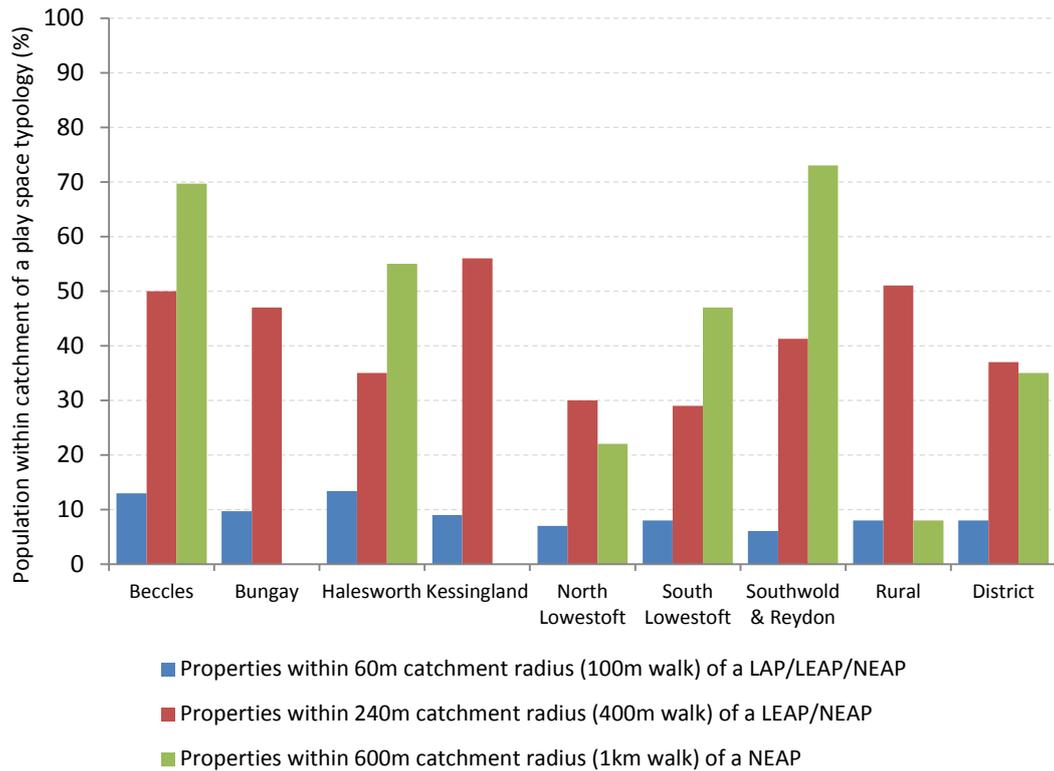


Figure 3-12 percentage of dwellings within the catchments of equipped play spaces

- 3.47. The Open Space Needs Assessment identifies that the District overall just meets the standard of 0.3 hectares of allotments per 1,000 people (-0.19ha), there are significant deficits in some areas. The best provision in terms of people per hectare is in Southwold & Reydon at 850 people per hectare. Bungay has the largest deficit at 11,146 people per hectare and Lowestoft has the second poorest provision at 5,349 people per hectare. The provision in south Lowestoft is considerably worse than in north Lowestoft with a deficit of 6.3 and 1.67 hectares respectively. In the rural areas there are large areas without any provision but where there are allotments the provision is good. Overall, the rural areas have 0.54 hectares of allotments per 1,000 or 1,863 people per hectare. In terms of demand, the greatest waiting lists are in south Lowestoft and Bungay. In Halesworth, the demand for plots is stable with no vacancies but future development will put pressure on existing facilities. There is currently no waiting list in the Southwold/Reydon area.
- 3.48. The Playing Pitch and Outdoor Sports Facilities Assessment 2014¹⁸, shows that compared to neighbouring authorities, provision for pitch based sports is below average and provision for non-pitch provision is above average. There is a deficit in numbers of some types of pitches

¹⁸ Playing Pitch and Outdoor Sports Facilities Assessment, July 2014 (Ploszajski Lynch Consulting Ltd). Sports pitches and facilities covered: football (mini, youth, adult); cricket; rugby union (mini, junior, adult); hockey (artificial turf pitches); athletics tracks; bowling greens; netball courts; tennis courts.

and facilities and there are limited quality issues. Accessibility is generally good; there are only a couple of small rural parts of the District that are outside of a 15 minute drive time of a sports facility (20 minutes in urban areas and 45 minutes in rural areas for an athletics track).

Access to services and facilities

Future Trends which are likely to continue without the new Local Plan

- 3.49. Without an up to date Local Plan there is the risk that in the future more development takes place in locations without commensurate facilities and services. Current planning policies generally restrict new development in the rural areas to safeguard the countryside for its own sake and because of poor levels of public transport and limited services and facilities (policies CS01, DM22).
- 3.50. Notwithstanding recent changes to the Use Classes Order, current planning policies ensure that alternative community and commercial uses are explored before neighbourhood and village shops and facilities and rural buildings are lost to other uses such as residential (policies DM09, DM15).
- 3.51. Neighbourhood Plans give communities the opportunity to influence planning decisions within their area such as setting out the vision for an area and allocate land for development. The Community Right to Bid aims to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale.
- 3.52. Suffolk County Council’s “Better Broadband for Suffolk” initiative aims to bring super-fast fibre optic broadband to 90% of the county with 85% achieving speeds in excess of 24Mb.
- 3.53. Policy DM25 ensures that any development of one or more new dwellings provides open space to serve the development. The Community Infrastructure Levy is the main mechanism for securing funding to provide additional and enhanced open space. Waveney District Council’s Green Infrastructure Strategy, March 2015 sets out a strategic approach to providing new open space and enhancing existing provision. The projects identified in the strategy will feed into the Community Infrastructure Levy Infrastructure Plan for costing and timescales for delivery.

Access to services and facilities

Access to Services and Facilities Outlook Summary



Access to services and facilities

Key Issues and Problems

- Parts of the rural area, particularly “The Saints” area in the west of the District have limited access to basic services and facilities.
- All parts of the District suffer from under provision / accessibility to some type of open space.

Deprivation, Inequality and Socio-Economics

Summary

Index of Multiple Deprivation

- 3.54. The [English Indices of Deprivation 2015](#)¹⁹ were released September 2015 and updates the 2010 Indices. The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods (Lower-layer Super Output Areas) based on 37 separate indicators across seven distinct domains²⁰. Most of the indicators are from 2012/13.
- 3.55. At local authority level, Waveney is ranked 95 out of 326 authorities in England. The local authority district with a rank of 1 is the most deprived, and the area ranked 326 is the least deprived. Therefore Waveney is within the 30% most deprived local authorities in England. For comparison, Great Yarmouth is ranked 25, Ipswich is ranked 74 and Suffolk Coastal is ranked 240.
- 3.56. Waveney is divided into 73 areas or neighbourhoods (Lower-layer Super Output Areas) of which 9 fall within the 10% most deprived in the country. These areas are located in the Lowestoft wards of Kirkley, Harbour, Normanston, St Margaret’s and Whitton with a combined population of 13,616 (or 11.7% of the Waveney population). Although a direct comparison can not be made between the 2010 and 2015 Indices of Deprivation, 5 Waveney areas were within the 10% most deprived in the country in 2010 compared to 9 areas in the latest release. These neighbourhoods should benefit from longer-term plans for employment and housing growth as set out in the existing Core Strategy and the Area Action Plan.

¹⁹ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

²⁰ The seven domains are: Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime; Barriers to Housing and Services; Living Environment Deprivation.

- 3.57. When all Waveney Lower Super Output Areas are ranked, with 1 being the most deprived and 73 the least deprived, these pockets of deprivation and prosperity can be seen in detail (Figure 3-13). The central and older areas of Lowestoft with parts of Kessingland and Beccles are clearly more deprived than their surrounding suburban areas. The least deprived areas are generally on the periphery of the towns with the exception of Reydon and part of Carlton ward in south Lowestoft.

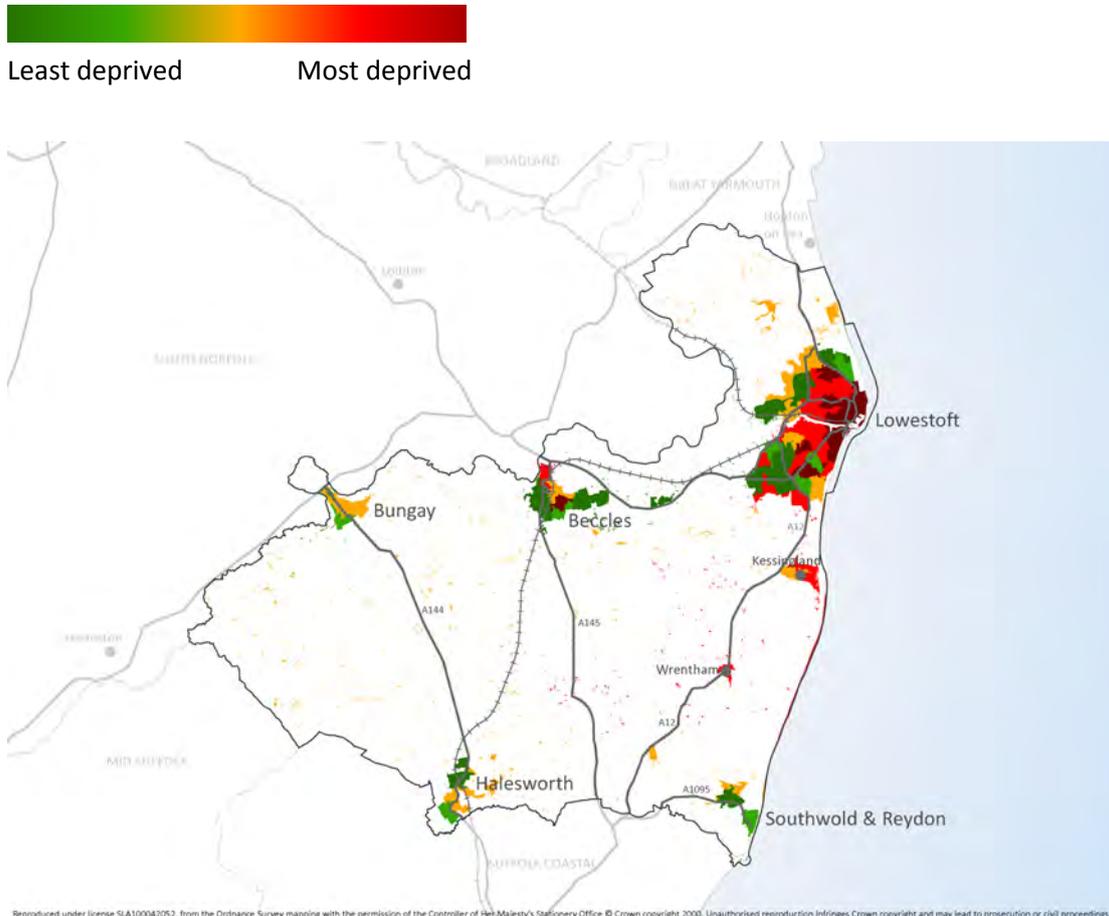


Figure 3-13 deprivation

Socio-economic classification of households

- 3.58. Mosaic UK from Experian classifies UK households using data collated from a number of government and commercial sources to identify 15 summary groups and 66 detailed types²¹. Figure 3-14, Figure 3-15 and Figure 3-16 show how Waveney compares to Suffolk and England at the summary group level. The most obvious difference is that Waveney has more than double the number of those classified as 'Senior Security' than in England and Suffolk. Although 'Country Living' is similar to the England figure it is half that of Suffolk. Those classed as 'Transient Renters' is higher than the Suffolk and England figures (10%, 8% and 7% respectively).

²¹ See <http://www.experian.co.uk/assets/marketing-services/brochures/mosaic-ps-brochure.pdf> for definitions of household types

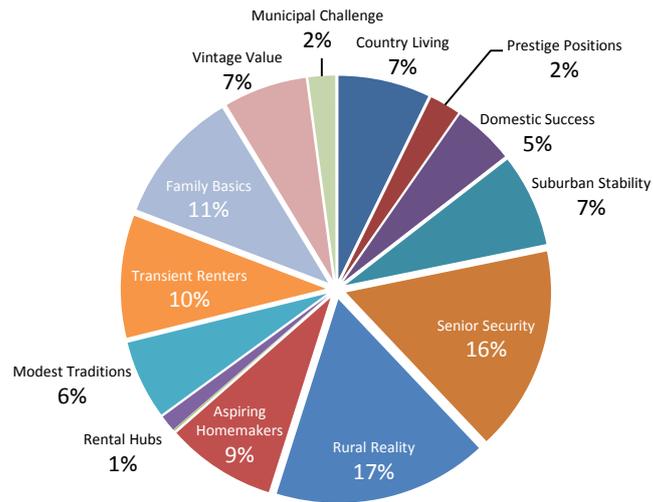


Figure 3-14 Waveney, MOSAIC UK household classifications 2014

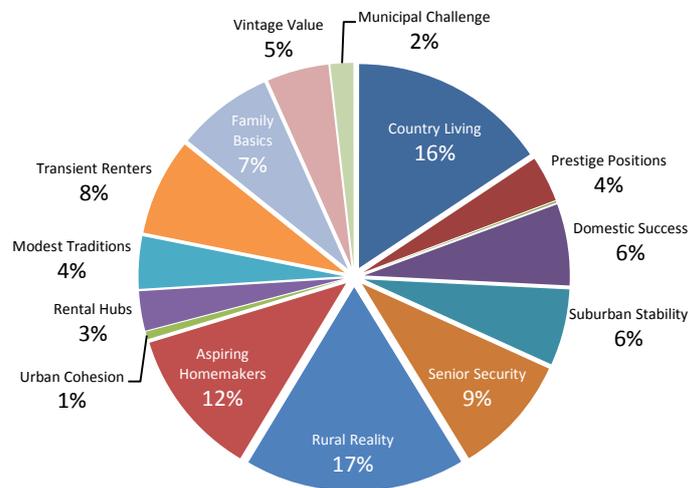


Figure 3-15 Suffolk, MOSAIC UK household classifications 2014

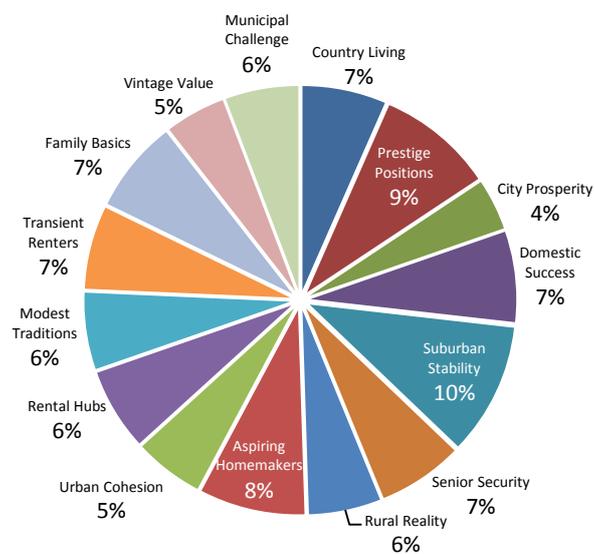


Figure 3-16 England, MOSAIC UK household classifications 2014

Out-of-work benefits (job seekers allowance)

- 3.59. In line with other Suffolk districts, the number of people on out-of-work benefits has declined in recent years. Figure 3-17 shows that as at March 2015, the rate of Job Seekers Allowance²² (JSA) claimants in Suffolk was 1.3% with all districts below 1.2% except for Waveney at 2.0% and Ipswich at 2.4%.

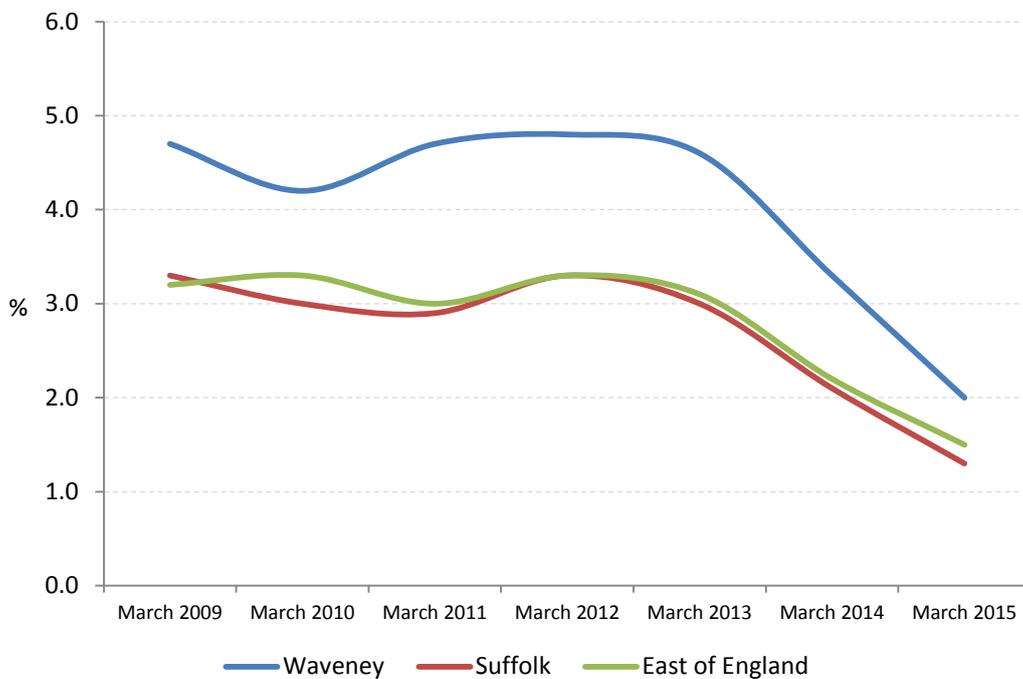


Figure 3-17 Job Seekers Allowance claimants, 2009-2015 (NOMIS)

- 3.60. Table 3.7 shows the percentage of the population claiming Job Seekers Allowance in the rural wards in Waveney. This is compared to the three most deprived wards in Waveney (Kirkley, Harbour and St. Margaret's), as well as the District and Suffolk averages. The proportion of those living in the rural areas and claiming JSA is significantly lower than either the District or Suffolk averages and far lower than in Kirkley, Harbour and St. Margaret's. This can be attributed to the high number of those of over working age (16-64 years) and with higher qualifications and skill sets living in the rural areas.

Location	JSA claimants
Blything	0.8%
Kessingland	1.6%
Lothingland	0.3%

²² Jobs Seekers Allowance is payable to people under pensionable age who are available for, and actively seeking work of at least 40 hours a week.

Location	JSA claimants
The Saints	0.4%
Wainford	0.9%
Wrentham	0.5%
Kirkley	4.5%
Harbour	6.1%
St. Margaret's	2.3%
Waveney	2.0%
Suffolk	1.3%

Table 3.7 JSA claimants, March 2015 (NOMIS)

Earnings

- 3.61. Earnings²³ for those employed and those living in the Waveney area are below county, regional and national averages (Table 3.8 and Table 3.9). Waveney residents and Great Yarmouth residents in full time employment earn a similar amount (£24,328 and £23,746 respectively). However those working in Great Yarmouth earn approximately £3,500 more than those working in Waveney.

Residents location	Full Time / All	April 2010	April 2011	April 2012	April 2013	April 2014	April 2015
Waveney	Full	£22,944	£24,093	£22,608	£23,419	£24,425	£24,328
	All	£18,419	£18,585	£17,940	£18,888	£19,457	£18,380
Suffolk	Full	£24,417	£25,274	£24,141	£24,820	£25,923	£26,593
	All	£19,758	£19,936	£19,760	£20,316	£20,541	£21,219
East of England	Full	£27,216	£27,996	£27,924	£28,369	£28,752	£29,282
	All	£22,284	£22,592	£22,494	£23,167	£23,259	£23,534
England	Full	£26,268	£26,615	£26,804	£27,375	£27,500	£27,869
	All	£21,575	£21,648	£21,794	£22,168	£22,350	£22,716

Table 3.8 median earnings, gross annual pay - residents analysis

Workplace location	Full Time / All	April 2010	April 2011	April 2012	April 2013	April 2014	April 2015
Waveney	Full	£22,370	£22,129	£20,970	£21,709	£22,907	£23,465
	All	£16,535	£16,299	£16,065	£17,538	£18,596	£17,364
Suffolk	Full	£23,813	£24,786	£23,704	£23,968	£25,000	£25,480

²³ NOMIS Annual Survey of Hours and Earnings (ASHE) - Residents analysis and Workplace analysis. Full-time workers are defined as those who work more than 30 paid hours per week or those in teaching professions working 25 paid hours or more per week. All workers = full time and part time (2013-2015 data downloaded from NOMIS 18 February 2016)

Workplace location	Full Time / All	April 2010	April 2011	April 2012	April 2013	April 2014	April 2015
	All	£19,238	£18,872	£19,222	£19,402	£19,819	£20,161
East of England	Full	£25,379	£25,953	£26,145	£26,514	£26,817	£27,299
	All	£20,581	£20,600	£20,806	£21,393	£21,686	£21,700
England	Full	£26,265	£26,488	£26,822	£27,372	£27,485	£27,872
	All	£21,555	£21,458	£21,811	£22,160	£22,343	£22,720

Table 3.9 median earnings, gross annual pay - workplace analysis

Socio-economic classification of occupations

- 3.62. The 2011 Census provides a socio-economic occupation breakdown for those in employment. Of the 49,181 Waveney residents in employment at the time of the Census a third are in the managerial, professional and associate professional categories (Table 3.10).

Managerial, professional and associate professional occupations	Waveney	Great Yarmouth	Suffolk Coastal	Suffolk
1: Managers, directors and senior officials	9.7%	9.5%	11.8%	10.7%
2: Professional occupations	11.6%	10.1%	17.5%	14.3%
3: Associate professional and technical occupations	10.1%	9.0%	12.6%	12.5%
TOTAL	31.4%	28.6%	41.9%	37.5%

Table 3.10 Managers, professional and associate professional occupations

- 3.63. Waveney has the highest percentage within Suffolk of those employed in skilled trade occupations (15.7%), caring, leisure and other service occupations (12%) and elementary occupations (12.3%) (Figure 3-18).

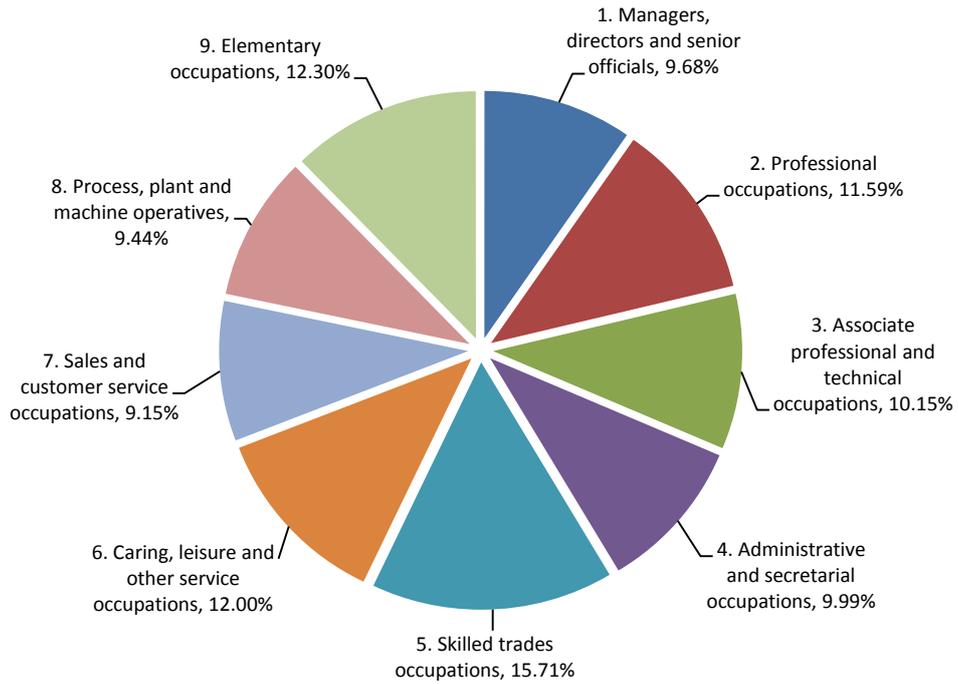


Figure 3-18 Waveney residents in employment by occupation, March 2011

3.64. The rural areas at 36.35% have the highest proportion of those employed in managerial, professional and associate professional positions compared to 33.15% for the market towns and 29.66% for Lowestoft. The Lowestoft wards have the highest proportion of those employed in sales and customer service, process and plant and elementary occupations at 32.6% compared to 30.05% for the market towns and 25.48% in the rural areas. Figure 3-19 shows the different occupations by settlement hierarchy.

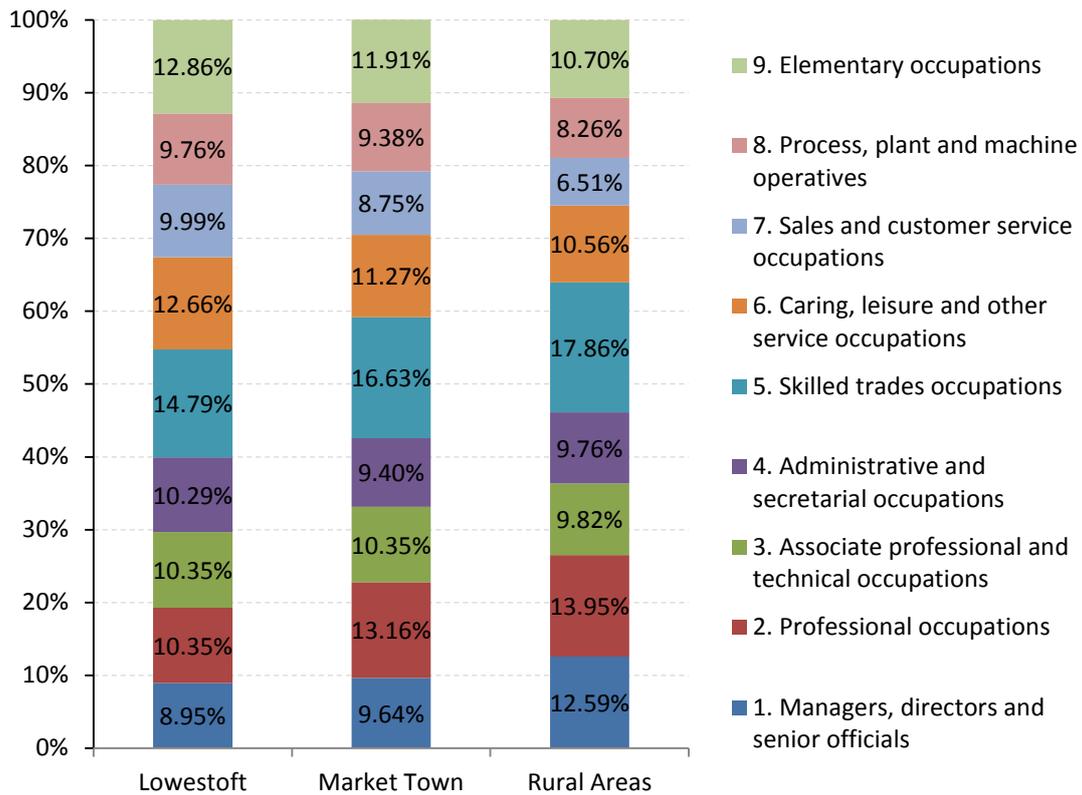


Figure 3-19 Employment by occupation, 2011 Census (NOMIS, Ward data)

Deprivation, Inequality and Socio-Economics

Future Trends which are likely to continue without the new Local Plan

- 3.65. It is expected that the recent decline in employee jobs will start to reverse alongside a continuation of the upward trend in the number of businesses as the national economy recovers. As the number of job opportunities increases, wages should improve and the number out-of-work benefits claimants should reduce.
- 3.66. The rural areas are expected to continue to be less deprived than the urban areas of the District.

Deprivation, Inequality and Socio-Economics

Outlook Summary



Deprivation, Inequality and Socio-Economics

Key Issues and Problems

- Deprivation is significant within parts of Lowestoft.
- The proportion of the population claiming out of work benefits is higher than county and regional averages.
- Average earnings for those employed within Waveney is below the Suffolk average.
- Imbalance in inequality and deprivation between rural and urban areas.

Housing and Population

Summary

Population context

- 3.67. At the time of the 2011 Census, there were 115,254 residents living in Waveney of which:
- 23.9% aged 65 and over
 - 58.9% of working age, 16-64
 - 17.2% under 16
- 3.68. The average age for the Waveney population is 44, Figure 3-20 shows the average age for Waveney parishes (best fit). The average age for Suffolk is 42; East of England 40 and England 39.

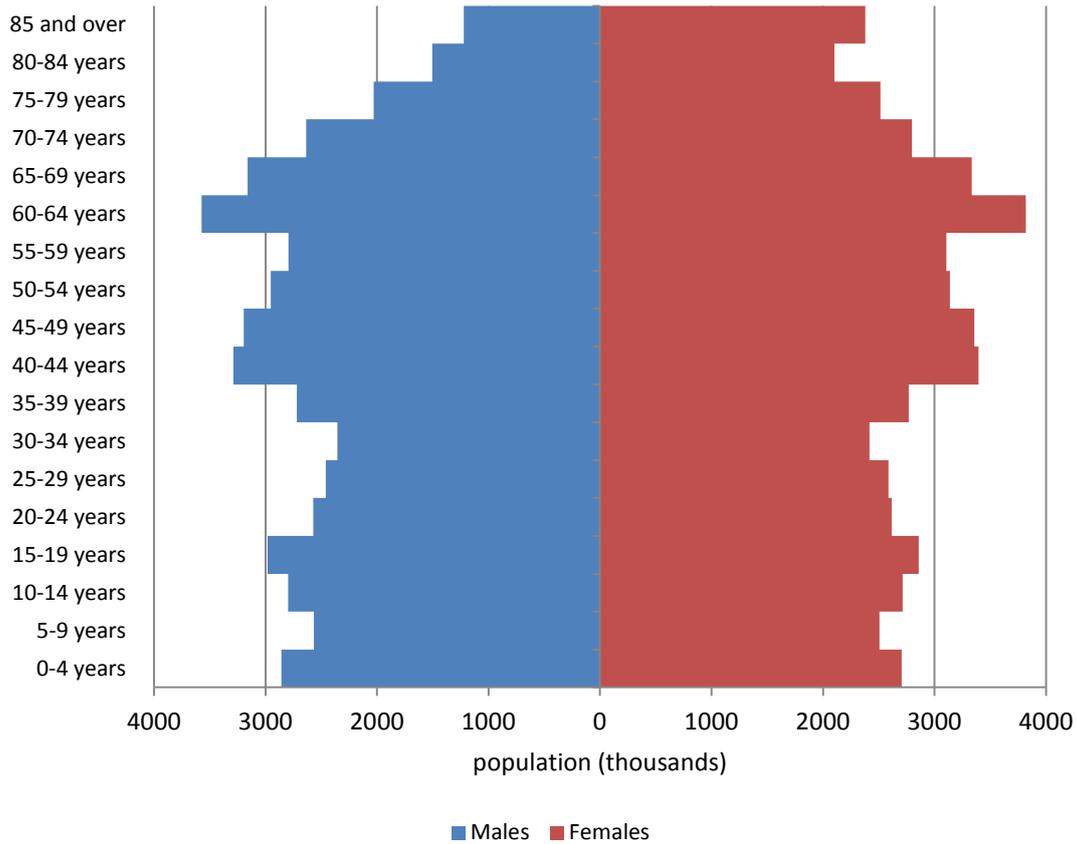


Figure 3-21 urban population, by 5 year age bands

Urban, wards: Beccles North, Beccles South, Bungay, Carlton, Carlton Colville, Gunton and Corton, Halesworth, Harbour, Kirkley, Normanston, Oulton, Oulton Broad, Pakefield, St Margaret's, Southwold and Reydon, Whitton, Worlingham

3.70. The total rural population is 16,474 (14% of the total population) with 8,350 males and 8,124 females (Figure 3-22). With the exception of children up to the age of 4 there are more males up to age of 39. Between the ages of 40 to 74 the number of males to females is very similar. From the age of 75 and over the number of females increases with the largest difference for those aged 85 and over with 102 more females than males.

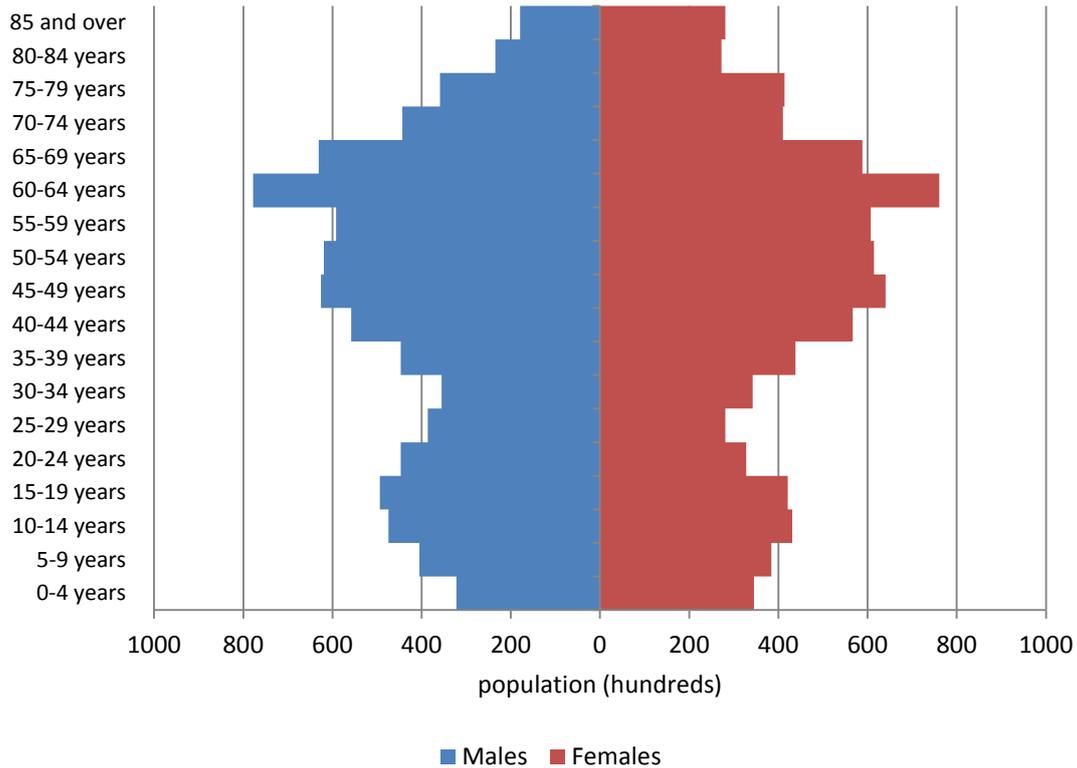


Figure 3-22 rural population by 5 year age bands

Rural, wards: Blything, Kessingland, Lothingland, The Saints, Wainford, Wrentham

3.71. Figure 3-23 shows the distribution of the Waveney population by area, with 60% living in Lowestoft. Half of the rural population (8%) live in the larger villages of Barnby/North Cove; Blundeston; Corton; Kessingland; Wangford and Wrentham.

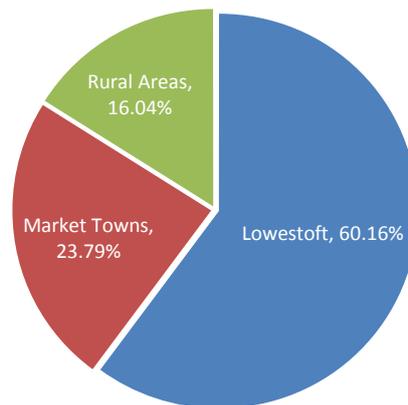


Figure 3-23 Waveney population by area

Lowestoft: Lowestoft + Carlton Colville + Oulton; Market Towns: Beccles with Worlingham, Bungay, Halesworth, Southwold with Reydon; Rural Areas: all other parishes

Population in the rural areas

- 3.72. Rural wards within Waveney have fewer people in their twenties and thirties, with the bulk of the population being in their fifties and sixties²⁴. Therefore the rural population is approaching or has reached retirement age. The lack of younger people suggests that they are leaving the area, perhaps to study, and then not returning. This could be due to the prohibitive cost of a home and the lack of employment opportunities in these areas. Other lifestyle choices which could be a factor are the lack of shopping and leisure facilities and distances to primary schools which could be important for singles and couples in their twenties and thirties and families with young children.

Housing context

- 3.73. Waveney has 50,883 households and the average household size is 2.2 persons. 30.9% of households are of one person, above the Suffolk average, with 16.3% of those aged 65 and over. 113,519 residents live in households and 1,735 residents are living in communal establishments, such as hospitals, care homes, prisons²⁵, defence bases, boarding schools and student halls of residence.
- 3.74. The types of dwellings in Waveney are generally comparable to Suffolk county but with a slightly higher proportion of terraced style houses and bungalows as illustrated in Figure 3-24.

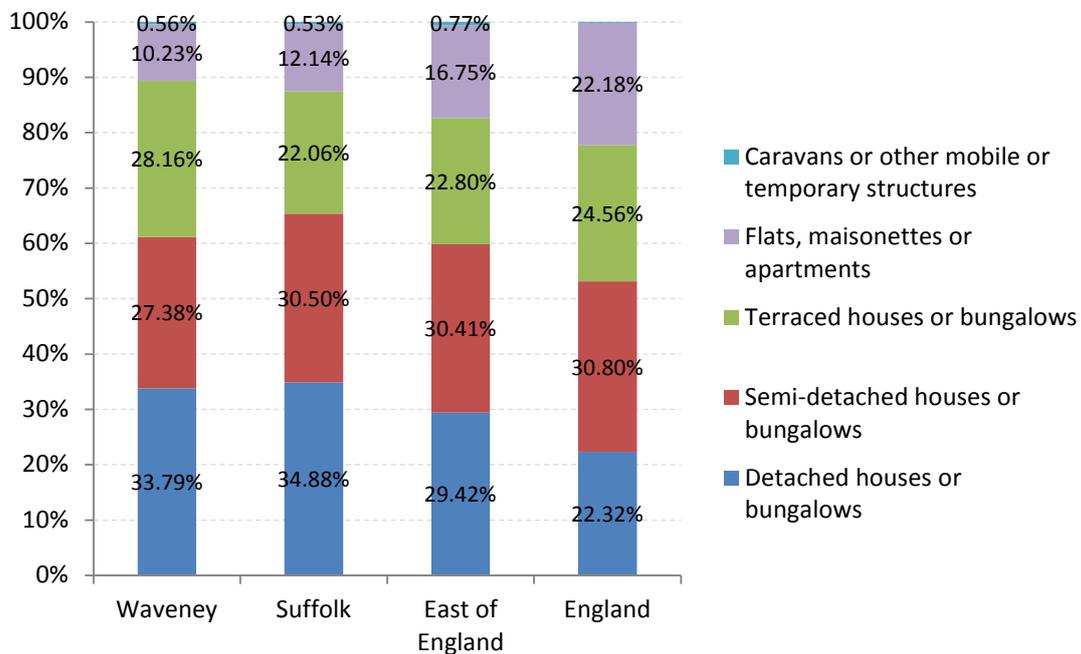


Figure 3-24 house types

²⁴ ONS population estimates by 5 year age bands, 2013 (Suffolk Observatory)

²⁵ Blundeston prison population April 2011: 444. Ministry of Justice, Prison population statistics: Population Bulletin – Monthly April 2011

- 3.75. Figure 3-25 illustrates the proportion of homes by number of bedrooms in Waveney. 37% of homes are smaller properties with none, 1 or 2 bedrooms and 63% have 3 or more bedrooms. This is comparable to the Suffolk and East of England figures. The average number of bedrooms per household in Waveney is 2.8.

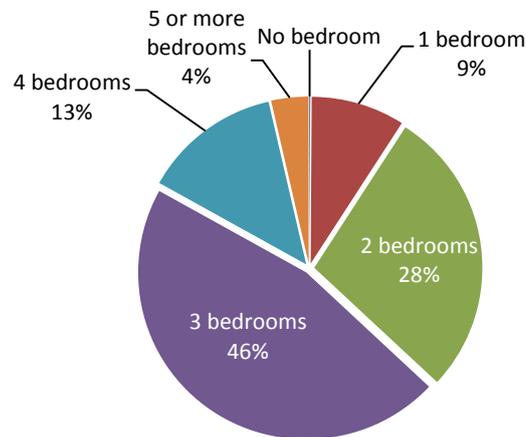


Figure 3-25 number of bedrooms (Census 2011, household spaces with at least one usual resident)

Housing tenure

- 3.76. Approximately 40% of homes are owned outright in Waveney; higher than the Suffolk average and considerably higher than for England. All other tenure types are relatively comparable to Suffolk (Table 3.11).

Household tenure	Waveney	Suffolk	East of England	England
All Tenures	50,883	310,745	2,423,035	22,063,368
% Owned outright	40.3	35.7	32.9	30.6
% Owned with a mortgage or loan	29.1	31.5	34.7	32.8
% Shared ownership (part owned and part rented)	0.4	0.7	0.7	0.8
% Social rented: Rented from council (Local Authority)	8.3	7.6	7.8	9.4
% Social rented: Other	5.7	7.2	7.9	8.3
% Private rented: Private landlord or letting agency	13.6	14.0	13.3	15.4
% Private rented: Other	1.3	1.6	1.4	1.4
% Living rent free	1.3	1.6	1.3	1.3

Table 3.11 household tenure, 2011 Census

House prices and sales

- 3.77. The average house price in Waveney is £160,000 (the lowest in the county after Ipswich at £155k) compared to the Suffolk average of £200,000²⁶. Figure 3-26 illustrates the median house price sales for the period 2010 to 2015 (Quarter 4, Oct-Dec). Waveney house prices have increased from £137,750 in 2010 to £160,000 in 2015 an increase of 16.2%. The highest increase in this period has been in St Edmundsbury (34%) and the lowest in Forest Heath (13%).

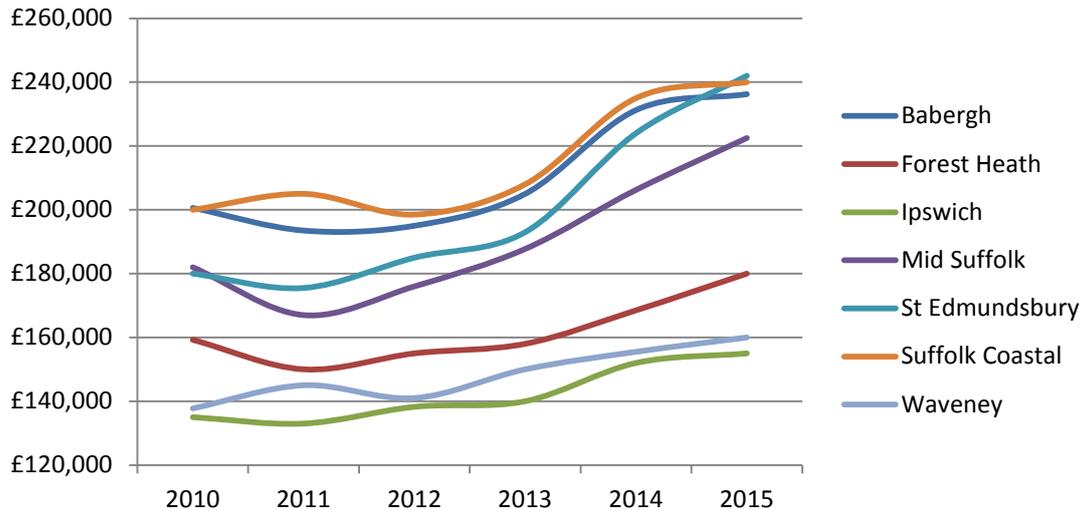


Figure 3-26 median house prices, Quarter 4 (Oct-Dec)

- 3.78. Within Waveney there are significant variations in the cost of a home. Figure 3-27 shows these differences with the lowest average house prices in Harbour ward at £82,000 compared to the highest £310,000 in Southwold and Reydon ward. As expected the rural areas have the highest house prices and the central areas of Lowestoft the lowest. Harbour ward properties are typically older terraced streets. Within Southwold itself, the majority of properties are terraced style within a Conservation Area of which many are listed. Properties in Reydon are typically detached. A recent 36 home development on a greenfield site in Reydon achieved £430,000 for a four-bedroom detached house with double garage (June 2013). A brownfield redevelopment site in Harbour ward comprising four 3-bedroom terraced houses each with 1 allocated parking space achieved £110,000 (April 2014).

²⁶ Land Registry, median house price sales, Quarter 4, 2015 (Suffolk Observatory)

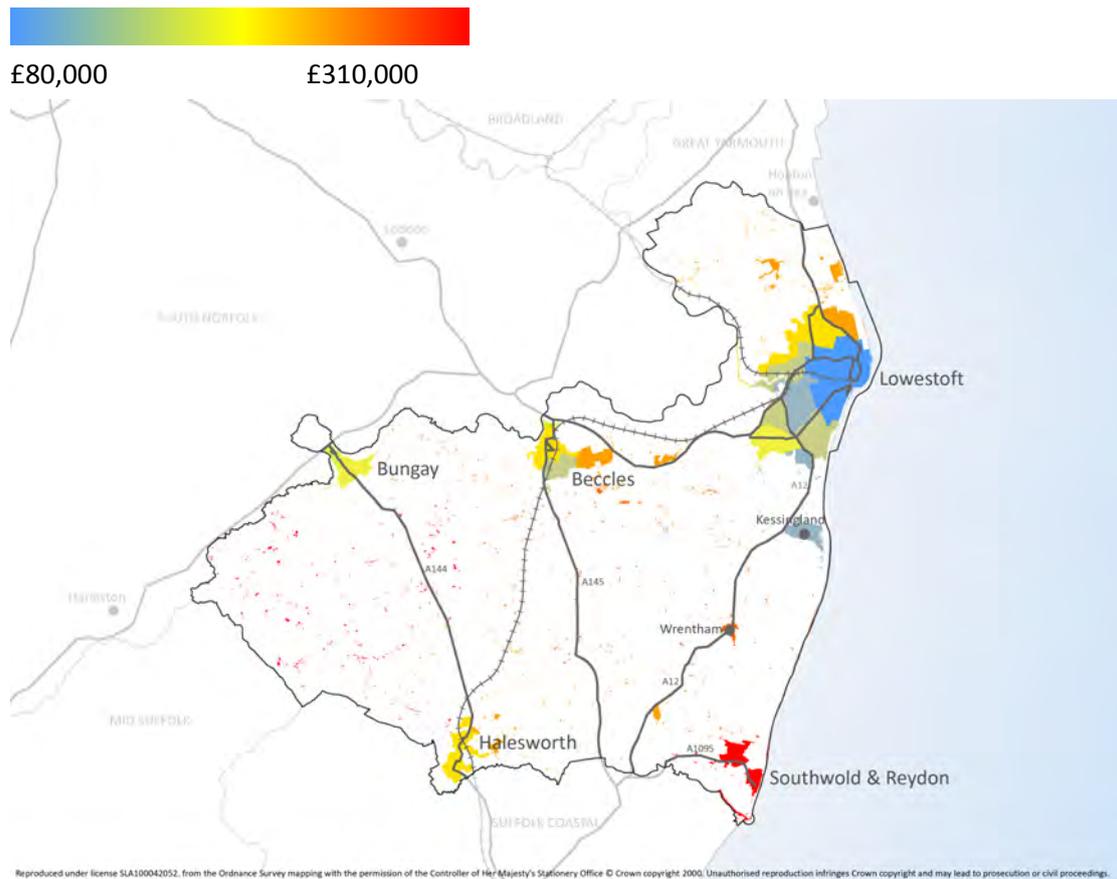


Figure 3-27 2010-2014 median house prices

3.79. House prices are 6.37 times more than earnings in Waveney²⁷ as shown in Table 3.12. The ratio for Suffolk ranges from 5.37 in Ipswich to 8.99 in Babergh.

Location	2009	2010	2011	2012	2013
Waveney	5.93	6.86	6.42	6.85	6.37
Suffolk Coastal	6.61	7.88	7.35	7.38	7.05
Great Yarmouth	5.35	5.48	5.34	5.10	5.01
Suffolk	6.40	7.02	6.76	7.05	6.82

Table 3.12 house price to earnings ratio, 2009-2013

3.80. The number of house sales in Waveney has increased by 28% between 2010 and 2015, from 1,536 sales in 2010 to 1,972 in 2015²⁸. In this time, Suffolk county sales have increased by 28% with the smallest increase in Babergh (15%) and the highest in Suffolk Coastal (36%).

Housing waiting list

²⁷ DCLG, Table 577 Ratio of median house price to median earnings by district, from 1997

²⁸ Land Registry, total number of house sales (Suffolk Observatory)

- 3.81. Data extracted on 3 March 2015 shows a total of 2,499 households on the Council's housing register. Based on correspondence postcode location, approximately 58% are currently living within Waveney: 62% in Lowestoft, 29% in the Market Towns and 9% in the rural areas.²⁹ The housing register is for general needs rented only excluding other needs such as part ownership or supported housing. It is generally accepted that it is an under estimate of need.

Homelessness

- 3.82. Figure 3-28 shows the number of households accepted as being homeless and in priority need has seen a generally decreasing trend from 184 in 2004/05 to 23 in 2015 (a ratio of 0.44 per 1,000 households)³⁰.

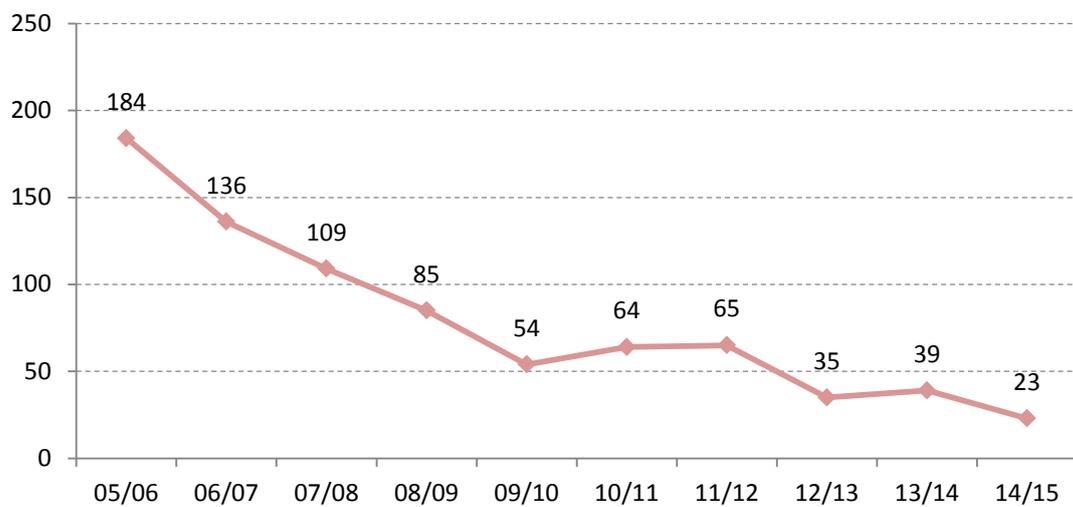


Figure 3-28 number of households accepted as being homeless and in priority need

Second Homes

- 3.83. As of June 2015 there were 1327 second homes in the District representing only 2.4% of total stock³¹. However, in Southwold 35% of all dwellings are second homes. Elsewhere the proportion is generally higher in the rural areas with some parishes as high as 14%. Lowestoft has a very low proportion of only 0.8%. In terms of trends the number of second homes across the District has only increased by 36 over the period 2010 to 2015.

Housing delivery (completions)

- 3.84. Between April 2001 and March 2015, 4,092 new dwellings have been completed of which 739 are affordable homes (18%).
- 3.85. The type and mix of housing provided for the period April 2009 to March 2014 includes:

²⁹ Waveney postcodes matched to Waveney Wards - postcodes in Corton allocated to 'rural area' and postcodes in the unparished area of Lowestoft allocated to 'Lowestoft'

³⁰ DCLG, Table 784: Local authorities' action under the homelessness provisions of the Housing Acts

³¹ Source: Council Tax base

- 34% affordable homes (including social rent, affordable rent, shared ownership);
- 48% one or two bedroom homes, exceeding the current 30-40% target of homes designed for single people and couples;
- 57% houses; 16% bungalows and 26% flats;
- Approximately 106 homes (6%) meet the requirements of an ageing population and those with specialist needs (including sheltered and very housing, wheelchair accessible homes and Lifetime Homes standard).

3.86. In line with current policy the majority of housing growth has been in Lowestoft, followed by the Market Towns and larger villages. Table 3.13 illustrates the distribution of new housing development within Waveney for the period April 2001 to March 2015.

Settlement Hierarchy	Settlement	Completions 2001-15	Percentage
Lowestoft	Lowestoft + Carlton Colville + Oulton	2,253	55%
Market Towns	Beccles + Worlingham	1,207	29%
	Bungay		
	Halesworth		
	Southwold + Reydon		
Larger Villages	Barnby + North Cove	358	9%
	Blundeston		
	Corton		
	Holton		
	Kessingland		
	Wangford		
Rural areas	All other parishes	274	7%
TOTAL		4,092	

Table 3.13 housing completions 2001-2015

Rural areas includes 113 dwellings forming part of the Bloodmoor Estate straddling Carlton Colville and Gisleham parishes

Housing and population

Future Trends which are likely to continue without the new Local Plan

Population projections (2012-2037)

3.87. ONS 2012-based population projections³² show the Waveney population growing from 116,000 in 2012 to 124,000 by 2037 (an increase of 8,000 over 25 years / averaging 320 per annum) (Figure 3-29).

³² ONS, Table 2: 2012-based Subnational Population Projections for Local Authorities in England (figures in thousands – rounded up to nearest thousand)

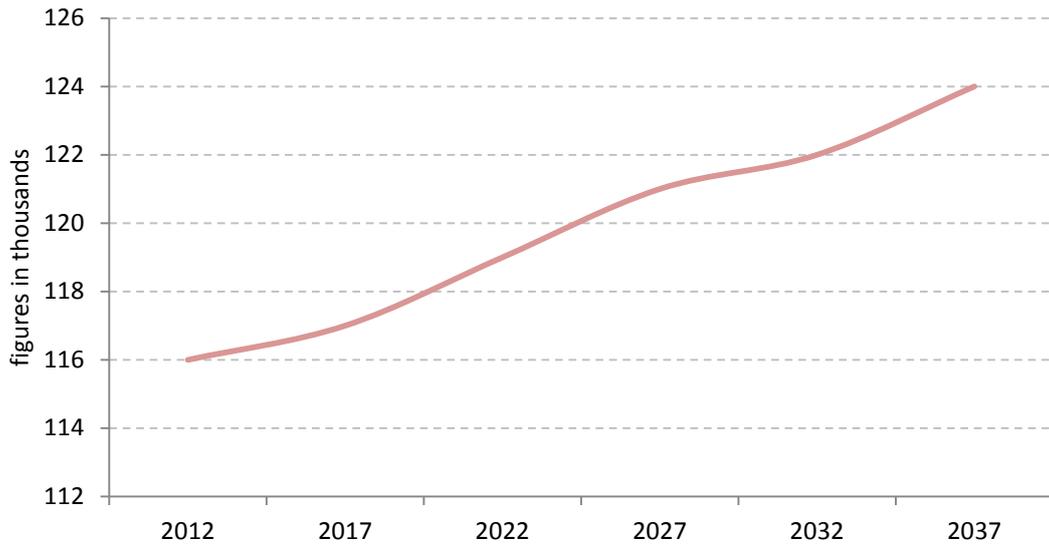


Figure 3-29 population projection, Waveney 2012-2037

3.88. Table 3.14 and Figure 3-30 show the projected changes in the population by age groupings. The most significant changes are:

- population up to the age of 69 generally decreases or at best is stable;
- largest decrease is those aged 45 to 49 - down by 1,100;
- largest increase is those aged 90 and over – up by 3,500 (30%);
- those aged 85 to 89 and 75 to 79 increases by 2,600 and 2,500 respectively;
- working age population (ages 20-64) falls by 5,000 people.

Age	2012	2025	2037	% change 2012-2037
Children + young adults: under 20	25,000	25,000	24,000	0.96
Working age: 20-64	62,000	60,000	57,000	0.93
Retired: 65-79	20,000	24,000	26,000	1.29
Elderly: 80 and over	8,000	12,000	16,000	1.98
Total	116,000	120,000	124,000	1.07

Table 3.14 population projections, by age banding

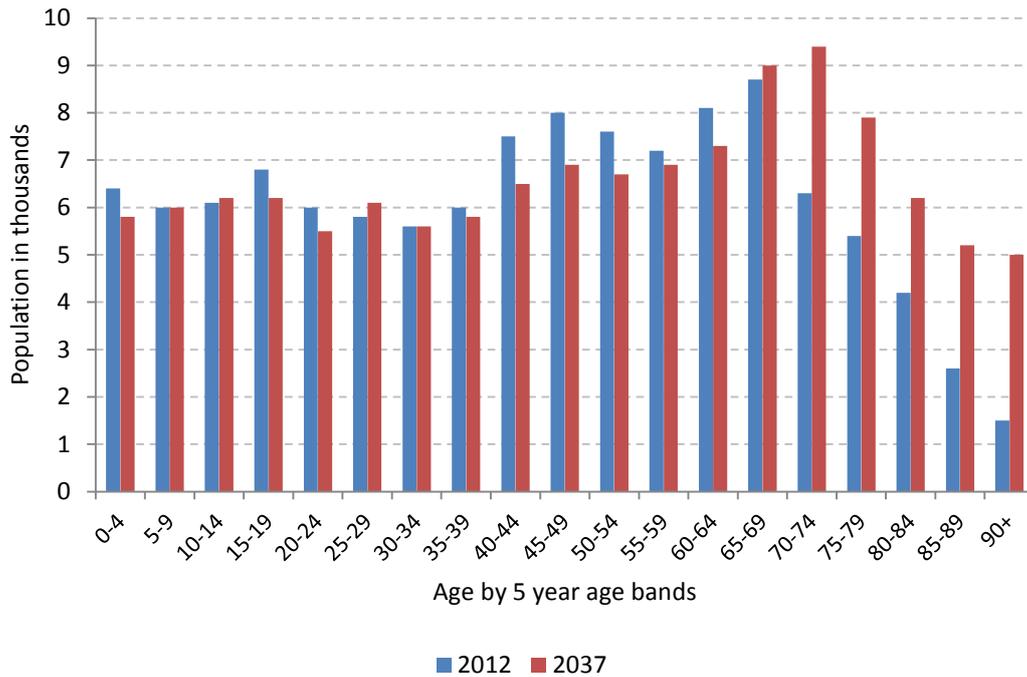


Figure 3-30 population projections, by 5 year age bandings

Household projections (2012-2037)

- 3.89. ONS 2012-based household projections³³ show the number of households in Waveney increasing by 15% between 2012 and 2037 (a growth of 7,739 over 25 years / averaging 309.6 per annum). Table 3.15 shows the Suffolk district projections with Suffolk county and Great Yarmouth for comparison.

Location	Households 2012	Households 2037	% change 2012-2037
Babergh	37,820	44,372	17%
Forest Heath	25,278	33,125	31%
Ipswich	57,872	70,792	22%
Mid Suffolk	40,960	50,563	23%
St Edmundsbury	46,248	54,983	19%
Suffolk Coastal	53,962	65,164	21%
Waveney	51,166	58,905	15%
Suffolk County	313,306	377,904	21%
Great Yarmouth	42,388	51,444	21%

Table 3.15 ONS household population projections 2012-2037

³³ DCLG, Live tables on household projections 2012-based Household Projections for Local Authorities in England

- 3.90. The average Waveney household size is set to decrease from 2.23 in 2012 to 2.07 by 2037. The Suffolk average by 2037 is 2.14 with the smallest households in Suffolk Coastal (2.04) and the largest in Forest Heath (2.35).
- 3.91. Table 3.16 shows the household projections to 2025 in more detail. The annual average household formation rate in this period is 305.

Households 2012	Households 2025	Households increase 2012-25	% change 2012-25	Annual average increase
51,166	55,127	3,961	8%	304.7

Table 3.16 household population projections 2012-2025

Projected housing completions 2015-2025

- 3.92. The Strategic Housing Land Availability Assessment (2015) identifies 3,256 new homes which are likely to be delivered over the period 1 April 2015 – 31 March 2025. 1,926 homes are identified as deliverable in the five year period (April 2016-March 2021). A further 834 homes are expected to be delivered post 2025.

2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	Total Supply 2015-2025	post 2025
162	269	425	495	398	339	340	342	249	237	3256	834

Table 3.17 expected housing delivery (Waveney Strategic Housing Land Availability Assessment, 2015)

- 3.93. Between April 2012 and March 2025 3,560 dwellings are expected to be delivered and 3,961 households are expected to form – a deficit of 401 homes. **Figure 3-31** compares the delivery of new homes to the household formation rate. The majority of this development is projected to take place in Lowestoft increasing the share of development taking place in Lowestoft to 65% over the period 2001-2025.

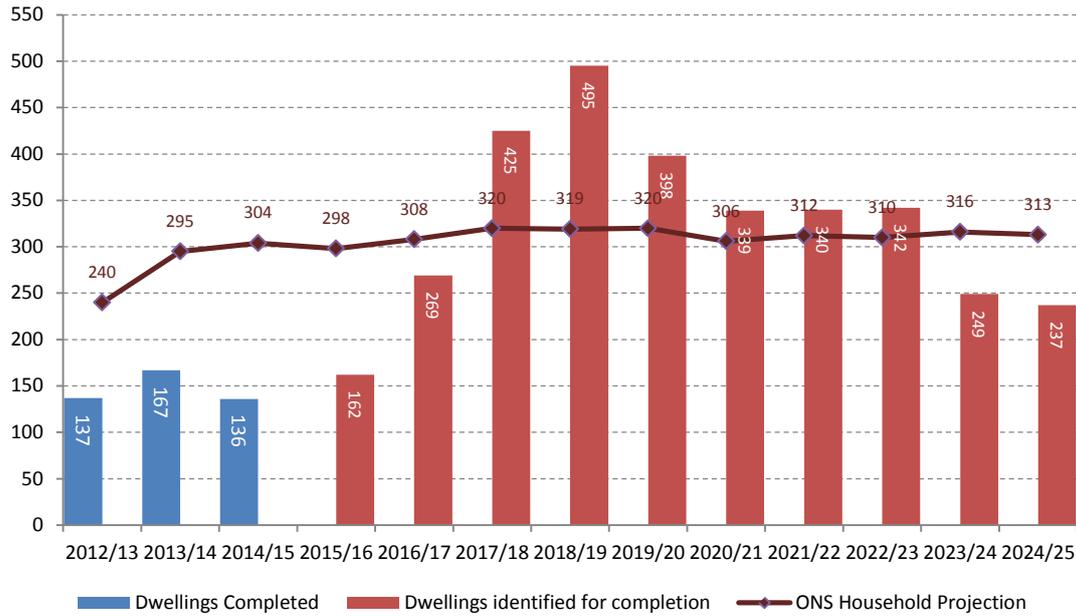


Figure 3-31 dwellings delivered compared to household projection

Other forms of housing supply

- 3.94. Other types of housing such as care homes and supported housing is expected to deliver 200/bedrooms of accommodation within the next 5 years. Residential annexes can address a need for people requiring some element of care which can be met by living close to relatives or carers.
- 3.95. The public and private sectors are improving existing stock and providing additional accommodation for those requiring care within a nursing home environment, supported accommodation and sheltered/very sheltered housing.

Housing and population

Outlook Summary



Housing and population

Key Issues and Problems

- By 2025 housing supply may fail to meet demand.
- Housing stock will need to meet the requirements of an ageing population.
- House prices in Waveney are more than 6 times annual earnings.

- House prices in some rural areas and Southwold and Reydon are much more expensive than other parts of the District.

Environment Baseline

Air and Water Quality

Summary

Context

- 3.96. Air and water quality within Waveney are important elements of the natural environment that must be managed and monitored carefully. Waveney is situated around a series of waterways and a coastal strip that provide habitats to a range of species.

Air Quality

- 3.97. Air Quality in Waveney is measured by 9 passive diffusion tubes that measure NO² (Nitrogen dioxide) levels at roadside locations around the District. From the annual mean concentrations of NO² recorded, the national air quality objectives had not been exceeded anywhere within Waveney in 2014³⁴. Because of this there are currently no Air Quality Management Areas declared within Waveney³⁵, reflecting the high standard of air quality found throughout the District.

River Quality

- 3.98. The rivers, tributaries and lakes of Waveney contain a large variety of flora and fauna, many of which are sensitive to water quality. The quality of water bodies found within or partially within the District is decreasing annually. This trend is likely to be caused by nitrates and the pesticide metaldehyde, which originates from agricultural land where they are applied as fertiliser and to prevent crop damage from slugs. In response to this the River Waveney and the River Blyth have both been registered on the Catchment Sensitive Farming delivery initiative³⁶ which is a nationally funded advice led partnership (Natural England, Environmental Agency) that aims to reduce the environmental impact of farming on river water quality³⁷.

³⁴ 2014 Air Quality Progress Report (WDC)

³⁵ <http://uk-air.defra.gov.uk/aqma/>

³⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/300671/catchment-map.pdf

³⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/309814/River_Basin_Management_Plan.pdf

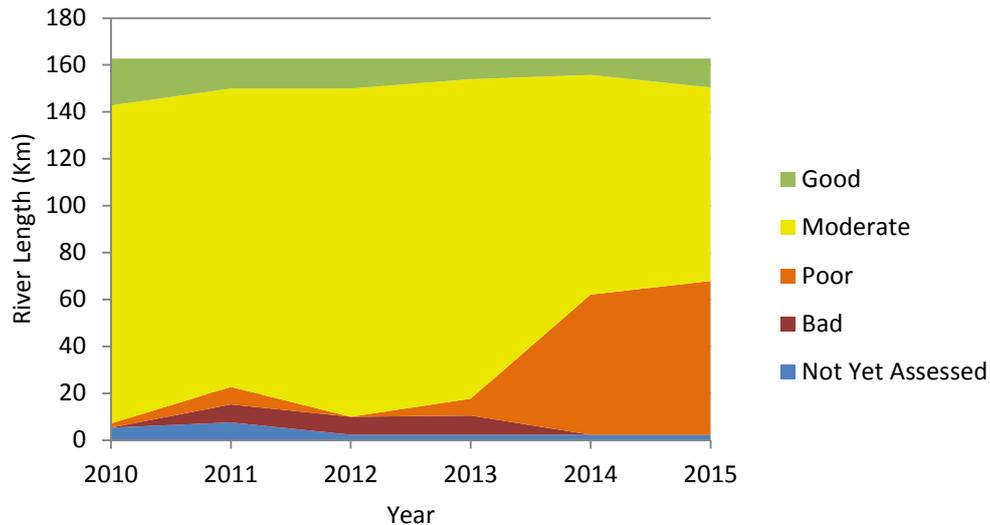


Figure 3-32 River Water Quality³⁸

Bathing Quality

- 3.99. Waveney's coastal location provides several areas of suitable bathing water. Bathing water quality information is collected annually by the Environment Agency³⁹ on four areas within the District. Bathing water quality within Waveney is generally high; which is reflected in the retention of the three blue flag designations in the District, two of which are located at Lowestoft and the other at Southwold.

Water Recycling Centre Capacity

- 3.100. Sewage treatment capacity varies between each town and village in the District. Whilst Kessingland and Beccles will require upgrades to their Water Recycling Centres to facilitate extra growth in the near future, Bungay, Halesworth and Southwold already have enough capacity to accommodate further development without upgrades⁴⁰.

Air and water quality

Future Trends which are likely to continue without the new Local Plan

- 3.101. Both air and water quality within Waveney could be detrimentally affected if current Local Plan policies on sustainable transport and environmental protection are not in place. Whilst air quality and bathing water quality within Waveney are good and show improving trends, the water quality of rivers is decreasing. It is hoped that measures such as the Catchment Sensitive Farming delivery initiative may help reverse this trend.

³⁸ Source: Environment Agency – Water Framework Directive Current Overall Status for Rivers in Waveney.

³⁹ <http://environment.data.gov.uk/bwq/index.html>

⁴⁰ Anglian Water

3.102. Future pressures from development beyond the existing Local Plan timeline may harmfully alter the current quality rating of rivers through increased sewage and run-off and lower the Districts overall Air quality through increased traffic.

Air and water quality

Water Quality Outlook



Air and water quality

Air Quality Outlook



Air and water quality

Key Issues and Problems

- The overall water quality of water bodies within or partially within the District is decreasing.

Landscape and Townscape

Summary

Context

3.103. Waveney has a diverse landscape character, with parts of the District lying within the Broads, and others within the unique landscape of the Waveney and Blyth Valleys and the East coast. Waveney also contains the Suffolk Coast and Heaths Area of Outstanding Natural Beauty as well as 11 Sites of Special Scientific Interest.

Development on previously developed land

3.104. The existing Local Plan sets out a target for 60% of housing developments to be constructed on previously developed land in order to minimise the use of greenfield land and therefore impact on landscape. Whilst the percentage of dwellings built on previously developed land has increased considerably since the period of 2001/2002, the total percentage from the

years 2001- 2015 is only 45%. Although this is below the target number, the percentages since 2006/2007 show an improving trend.

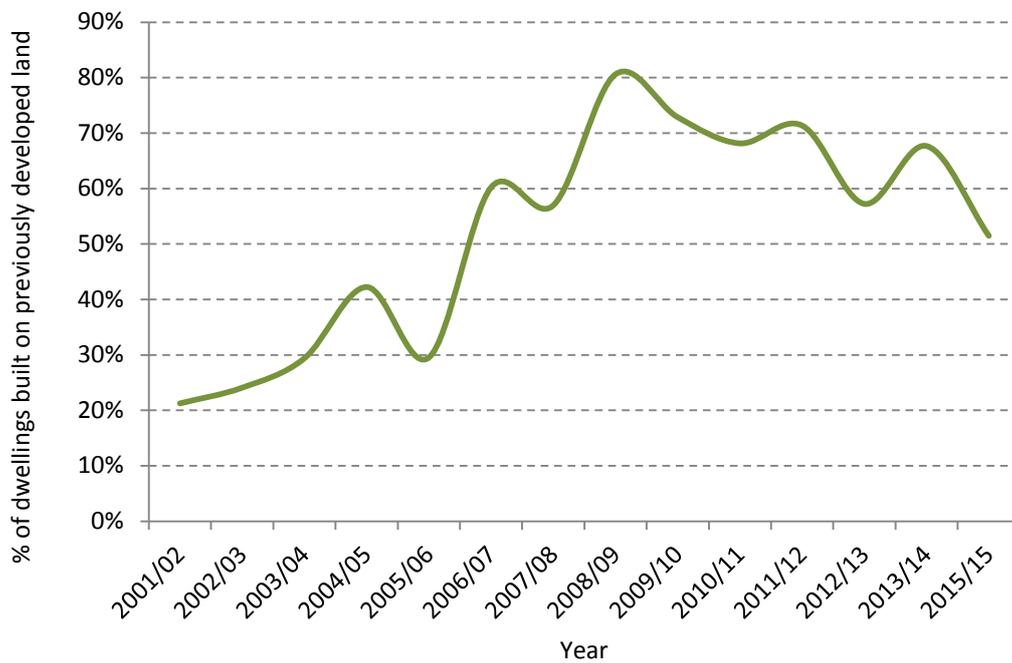


Figure 3-33 Percentage of residential development built on previously developed land

Area of Outstanding Natural Beauty (AONB)

3.105. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty covers an area of 4,984ha within the borders of Waveney. Figure 3-34 below shows the extent of the AONB in Waveney.

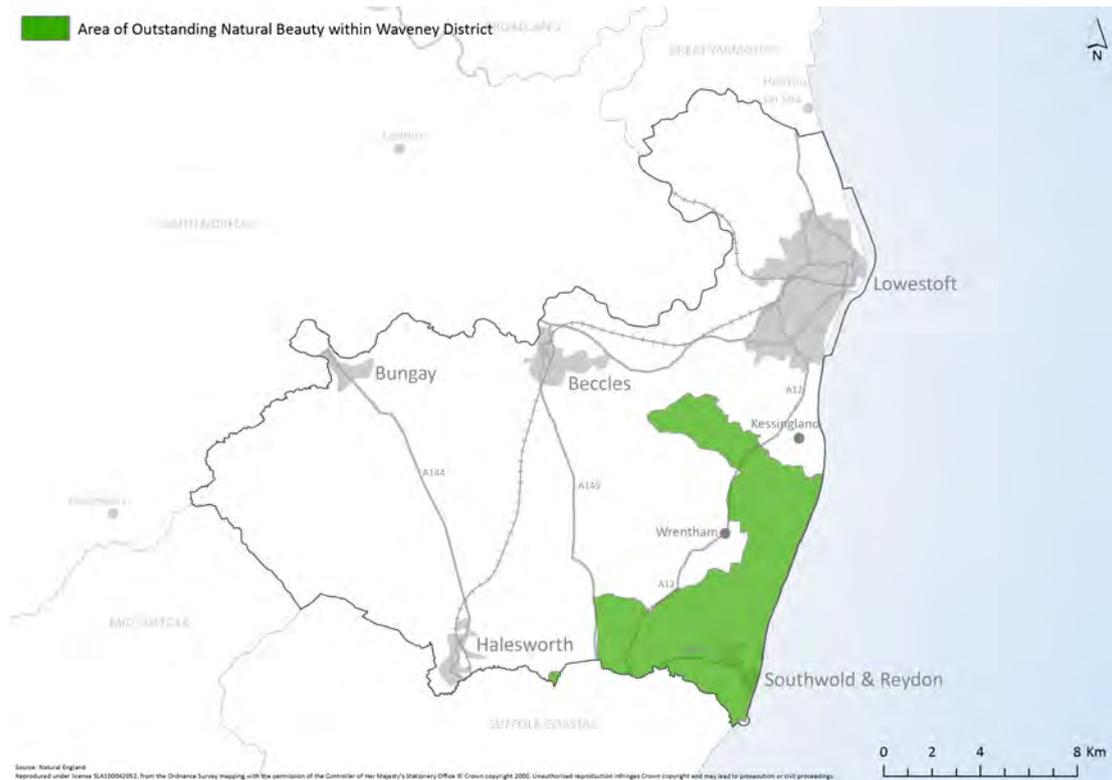


Figure 3-34 Suffolk Coast and Heaths AONB boundary

Landscape Character

3.106. The Landscape Character Assessment⁴¹ published in April 2008 is a comprehensive report that assesses changes to the landscape character of Waveney. The assessment recognised a number of areas within Waveney for their landscape sensitivity. These include rural river valleys and tributary valley farmland character areas. Figure 3-35 shows the various character areas across the District.

⁴¹ Waveney and Great Yarmouth Landscape Character Assessment, Land Use Consultants (2008)

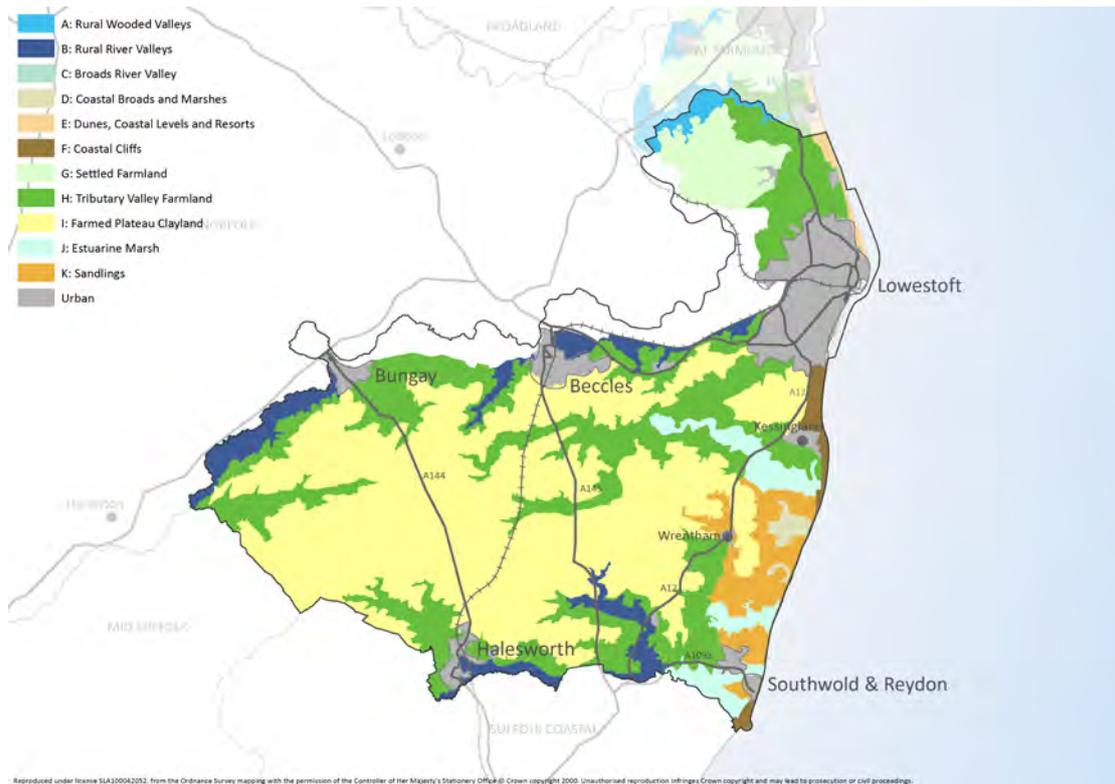


Figure 3-35 Landscape Character of Waveney

The Broads

- 3.107. Parts of the District fall within the Broads Authority. The Broads Authority is responsible for planning in these areas. The Broads and the area surrounding them are particularly sensitive to development. The Broads Authority have produced a Landscape Character Assessment⁴² and Landscape Sensitivity Study⁴³ these assess the characteristic of the Broads landscape and the sensitivity to development from wind turbines and solar panels.

Landscape and townscape

Future Trends which are likely to continue without the new Local Plan

- 3.108. In the short term, landscape protection policies in the existing Local Plan and the priority given to previously developed land should effectively limit the impact of development on the landscape. However, in the longer term, the amount of development on greenfield sites would likely increase without suitable policy guidance set out within an up to date Local Plan. Protected sites and areas with sensitive landscape character could also be put at risk from development pressures in the longer term without an up to date Local Plan.

⁴² Broads Landscape Character Assessment (2006) <http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments>

⁴³ Broads Landscape Sensitivity Study (2012) <http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies>

*Landscape and townscape***Outlook Summary***Landscape and townscape***Key Issues and Problems**

- The AONB, the Broads and the landscape character areas of tributary valley farmland and rural river valleys are particularly sensitive to the impacts of development.

Climate Change

Summary

- 3.109. Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the earth's atmosphere. Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural and built environment. Waveney is particularly sensitive to changes in sea level due to its coastal location.

Carbon Dioxide Emissions

- 3.110. CO² emissions from industrial, commercial and transport sectors are steadily decreasing⁴⁴ within the UK, including within Waveney. This is largely due to the carbon budgets set out in the Climate Change Act⁴⁵. Industrial emissions have seen the most notable decrease on both a national and local scale; which is likely due to the decline of industrial based employment within the UK. Waveney's commercial based emissions mirror that of the UK trend, in that they have both shown a steady decrease, however the decline is less distinct than the fall in industrial emissions. The decrease in transport emissions is also lesser than that of the industry sector, however, the trend does show a more consistent decrease, which has fluctuated less in its decline than either Industrial or commercial emissions.

⁴⁴

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/395127/uk_greenhouse_gas_emissions_3rd_quarter_2014_provisional_figures.pdf

⁴⁵ <http://www.theccc.org.uk/tackling-climate-change/reducing-carbon-emissions/carbon-budgets-and-targets/>

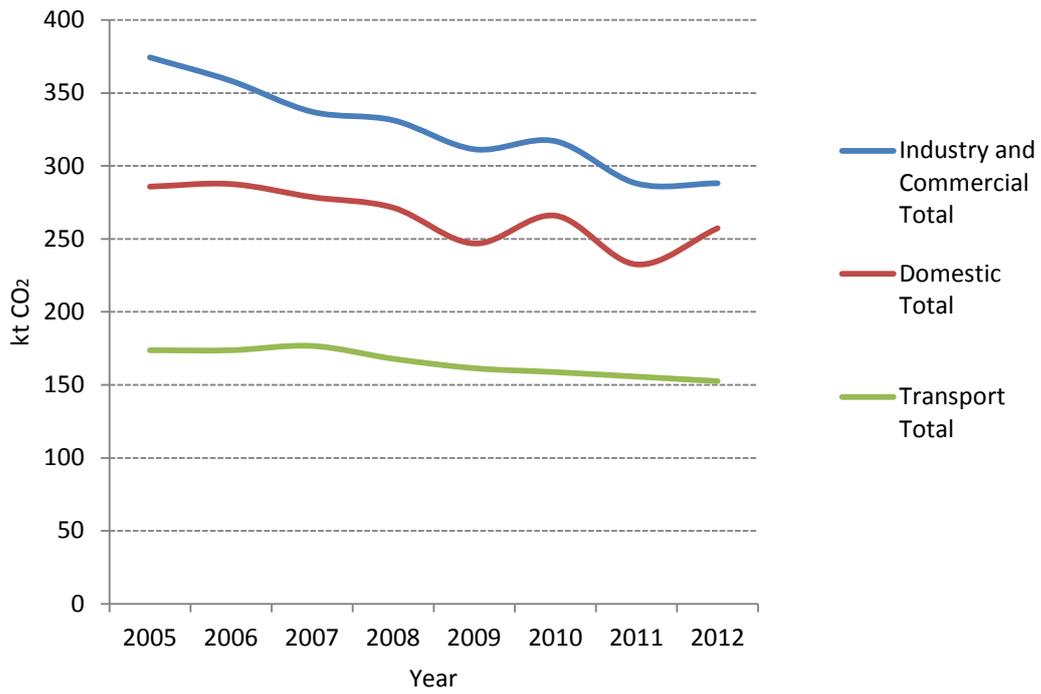


Figure 3-36 CO² Emissions in Waveney

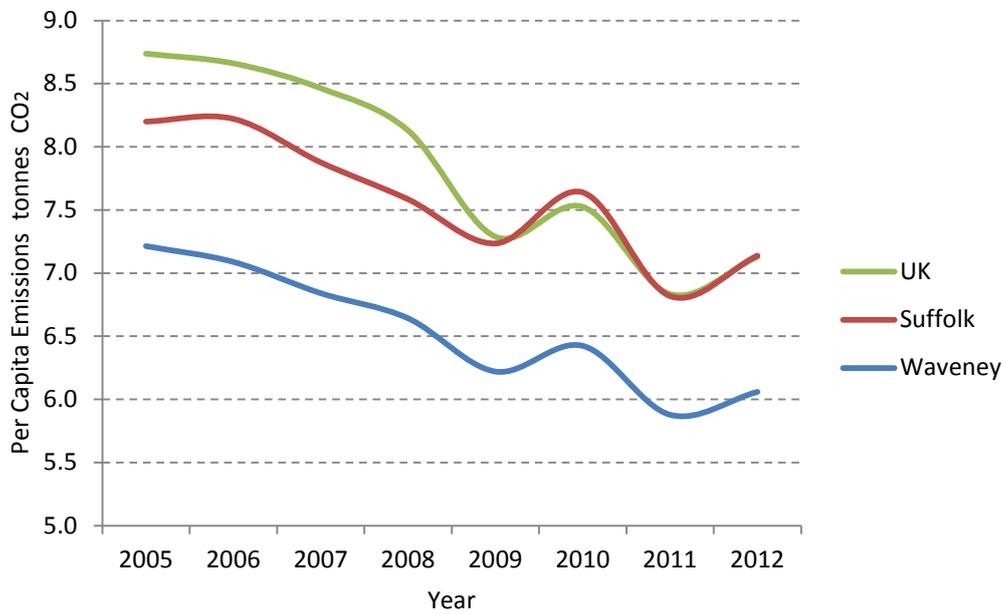


Figure 3-37 Total CO² Emissions per capita

- 3.111. CO² emissions per capita in Waveney have steadily decreased from 2005 to 2012⁴⁶, whilst the data does not cover the last 4 years it is likely that the declining trend has continued. Regional per capita averages for Suffolk and national per capita for the UK have also seen a decrease since 2005, though at a slower rate than seen in Waveney. Waveney's total CO² emissions per capita in comparison to regional averages for Suffolk are lower in all sectors, and lower still than UK averages.
- 3.112. Domestic CO² emissions per capita has seen the smallest decrease since 2005 at a local, regional and national level, whereas industrial CO² emissions per capita has seen a much stronger decline, which is likely caused by an economic shift away from industry and manufacturing in the UK. Whilst Industrial CO² emissions per capita have decreased at a local, regional and national level, Waveney has a significantly lower average CO² emission per capita for industry than Suffolk and UK averages, this may be due to either a greater shift away from Industrial employment.
- 3.113. Transport CO² emissions per capita are much lower in Waveney than the Suffolk and UK averages, this lower figure may be due to higher levels of cycling in the District in comparison to National and regional averages and also due to the short travel distances given the District 's high levels of self containment.

Effects of Climate Change

- 3.114. There has been a progressive increase in the level of flood alerts and warnings since 2010; however it is difficult to say if this is a result of climate change. Whilst coastal flooding remains a threat, the Environmental Agency has not issued any fluvial or pluvial alerts for

⁴⁶ Department of Energy and Climate Change

inland areas within Waveney in the last two years⁴⁷.

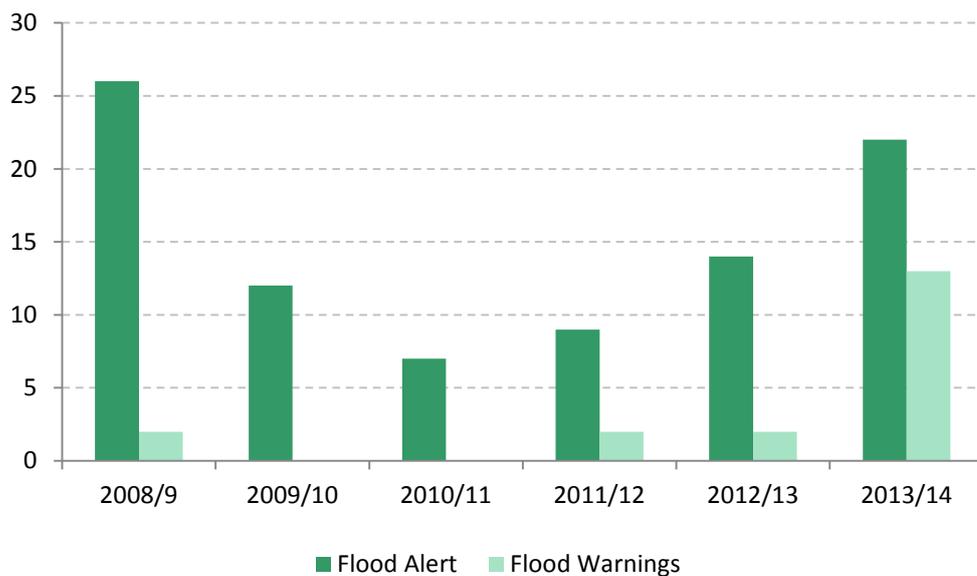


Figure 3-38 Flood Alerts and Warnings

- 3.115. Within Waveney there are 3,859 properties that fall within flood zone 2 as recognised by the Environment Agency. Of these, 73% are within Lowestoft. There are 1,970 properties within flood zone 3 areas, of which 65% are within Lowestoft. This is a considerable amount of property at risk of flooding⁴⁸.
- 3.116. Parts of Waveney's coast are threatened by coastal erosion, and whilst some of this has been mitigated by defences, a number of areas remain at risk. The Annual Monitoring Report (2012) identified that a total of 239 properties, made up of residential, community and commercial uses were at risk from coastal erosion within the next 100 years. However it should be noted that a number of the residential properties were not primary residences, but rather second homes or holiday lets, including 123 holiday homes at Waterside Park, Corton.

Climate change

Future Trends which are likely to continue without the new Local Plan

- 3.117. The Government has set targets, in the form of carbon budgets to reduce the amount of CO² produced by the UK by 80% by the year 2050⁴⁹. Four carbon budgets have been set in law, which currently set targets up to the year 2027. Government projections suggest that the UK

⁴⁷ http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap#x=645913&y=290887&lg=1,&scale=6

⁴⁸ It should also be noted that these figures are based on 'addressable properties' and may not include all properties at risk

⁴⁹ <https://www.gov.uk/government/policies/reducing-the-uk-s-greenhouse-gas-emissions-by-80-by-2050/supporting-pages/carbon-budgets>

is likely to comfortably meet its first three carbon budgets, however it is thought without changes to current policies the 4th carbon budget will be missed by a shortfall of 205 MtCO₂e (Million metric tons of carbon dioxide equivalent)⁵⁰.

- 3.118. Waveney's current Local Plan helps to drive sustainable development in the District through ensuring sustainable patterns and types of development. However, recent changes to the Code for Sustainable Homes may slow down energy efficiency improvements in new domestic properties. Additionally, development pressures beyond the existing Local Plan may result in less sustainable patterns of development which encourage private car use which could result in an increase in emissions from transport.
- 3.119. The effects of climate change, even with mitigation and reductions in emissions will likely mean that more of the District is at risk from flooding and coastal erosion. However, funding has recently been secured for a new flood defence scheme for the Lake Lothing area of Lowestoft which should significantly reduce the number of properties in Lowestoft which are at risk from flooding.

Climate change

Climate Change Outlook



Key Issues and Problems

- 239 properties are at risk from coastal erosion.
- There are a significant number of properties that fall within flood zone 2 and flood zone 3 areas.
- Climate change will continue to alter weather conditions and sea levels, potentially resulting in an increase of flooding and dangerous weather. Areas at risk from flooding will increase in the period to 2107.

⁵⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65717/6660-updated-emissions-projections-october-2012.pdf

Natural Resources

Summary

Soil Resources

- 3.120. Soil in Waveney is an important resource, in regards to both its agricultural use and the raw materials it contains. Sand, clay and gravel are the most common soil based resources in Waveney⁵¹. Peat can also be found in the marshy areas surrounding the River Waveney, particularly within the Beccles Marshes. However in recent years peat shrinkage has occurred, due to the implementation of artificial drainage systems.⁵²
- 3.121. In order to protect Waveney's soil resources it is important to use land as efficiently as possible. This means prioritising brownfield sites for development, and protecting greenfield land wherever possible, see Figure 3-33.
- 3.122. In some cases the value of brownfield or derelict land may actually be improved by development, especially contaminated land remediated as part of the development process. Whilst there are no declared contaminated sites in Waveney, there are several sites allocated for development in the Lake Lothing Area Action Plan that are known to be contaminated or potentially contaminated.⁵³
- 3.123. Figure 3-39 shows the agricultural land grade across Waveney. There is a greater concentration of higher grade agricultural land to the north east of the District, particularly north of Lowestoft. Whilst the west of rural Waveney is largely made up of agricultural land, the majority of it falls in a lower agricultural land grade.

⁵¹ <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>

⁵² <http://www.bgs.ac.uk/mineralsuk/planning/resource.html#MRM>

⁵³

<http://consult.waveney.gov.uk/consult.ti/keyfacts201112/viewCompoundDoc?docid=3548020&partid=3552692#3552692>

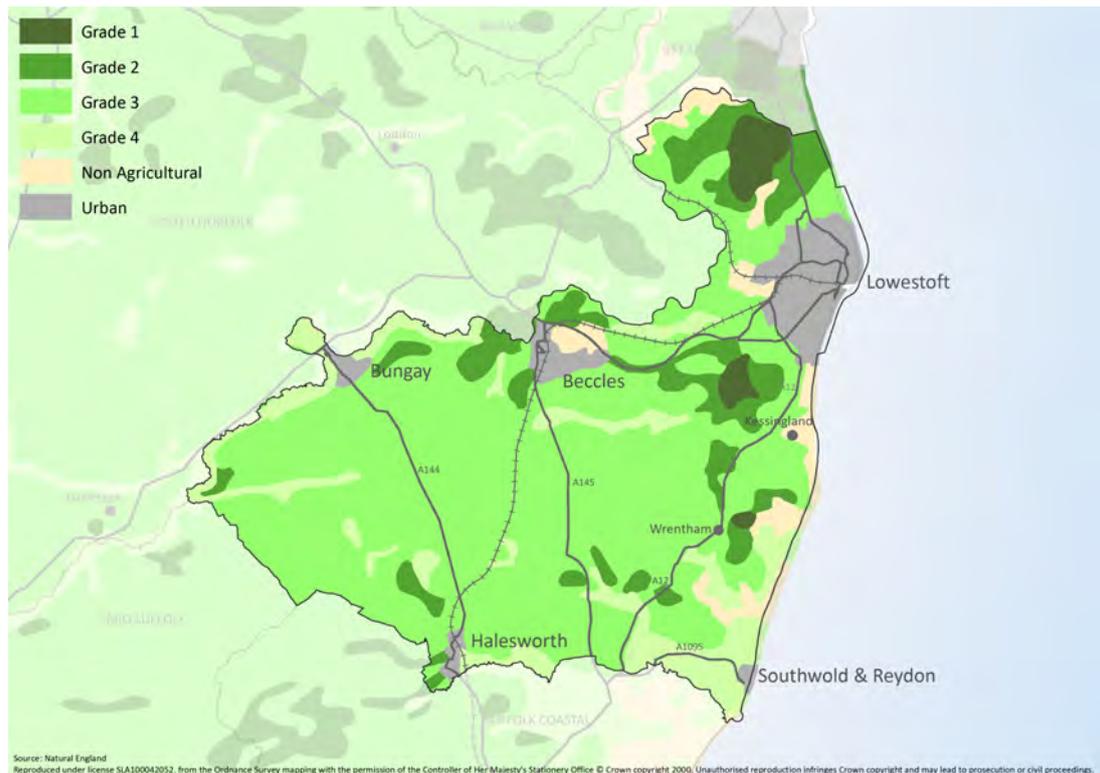


Figure 3-39 Agricultural land grade

Surface Water and Groundwater Resources

- 3.124. The Environment Agency identifies the Anglian Region as being the driest region in England and Wales, with the region receiving less than 600mm of rainfall (compared to an average of 900mm for the whole of England and Wales)⁵⁴. Due to this low level of rainfall, Waveney is vulnerable to drought. The water supply strategy for the region is made of large scale surface water abstractions, both within and just outside of the District, and ground water supplies from the Chalk aquifer (amongst others), which are the main sources of water. The split between surface (SW) and groundwater (GW) across the region is rough 70:30⁵⁵.
- 3.125. In Waveney the largest public water supply source is from surface water abstraction from the River Waveney at Shipmeadow. There are also a number of smaller groundwater abstraction sources which feed the same works at (Barsham WTW) as the SW source. The ground water sources at Barsham are fully utilised, however, the surface water sources would appear to have some spare capacity, although the fact that a license may permit more abstraction (in this case up to 20 MI/d), is no guarantee that the water will be available when required upon demand e.g. during dry summers.
- 3.126. The Environment Agency has stated that both the upper and lower sections of the River Waveney are over-abstacted, although it is not clear what effect abstractions at

⁵⁴ Environment Agency/Defra; 2008; e-Digest of Environmental Statistics

⁵⁵ Waveney and Great Yarmouth Joint Water cycle Strategy Scoping Study, March 2009

Shipmeadow are having on the river's condition. The Environment Agency has also stated that there is no potential for increasing abstraction from the Chalk aquifer at depth and any abstraction from the shallower Crag layer will only be permitted for non consumptive purposes such as spray irrigation. Due to these restrictions the potential for ground water resource development in the region is severely limited.

Water Supply

- 3.127. Essex and Suffolk water (ESW) operate all the major water treatment works (WTW) in Waveney, the largest WTW in the Waveney District is at Barsham, in the lower part of the River Waveney. Barsham works receives water directly from the River Waveney and from a number of local groundwater sources, this water is then fed into both Lowestoft and Southwold. Other water sources in Waveney are mainly from ground water supplies, which in turn feed mainly small WTW's. The water from these works is mainly used to supply local feeds.
- 3.128. The Essex and Suffolk Water Resource Management Plan 2014⁵⁶ states that over the planning period to 2040, all water resource zones ,including those covering Waveney, will be in surplus in terms of water supply.

Minerals

- 3.129. The Minerals Core Strategy Development Plan Document published by Suffolk County Council sets a target to minimise and mitigate the impact of quarrying on the environment whilst taking opportunities to enhance the landscape character, improve public access and enhance biodiversity whilst ensuring appropriate amounts of aggregate and other minerals are provided. The Minerals Core Strategy has identified two safeguarding sites for aggregate within Waveney, the first is a wharf at North Quay on Lake Lothing, and the second is Hamilton dock. These sites are protected for their importance on landing offshore dredged aggregates.

Waste

- 3.130. Waveney District Council is part of the Suffolk Waste Partnership; a group of Local Authorities that embrace the principles outlined in the National Waste Strategy, which has set a target of 30%⁵⁷ of municipal waste and 60% of household waste to be recycled by 2015. Whilst Waveney has succeeded in meeting the target for municipal waste it has failed to meet the target set for household recycling.

⁵⁶ https://www.eswater.co.uk/_assets/documents/ESW_Final_Published_PR14_WRMP_Report_-_V3_-_08OCT14.pdf

⁵⁷ <http://www.greensuffolk.org/about/suffolk-waste-partnership/>

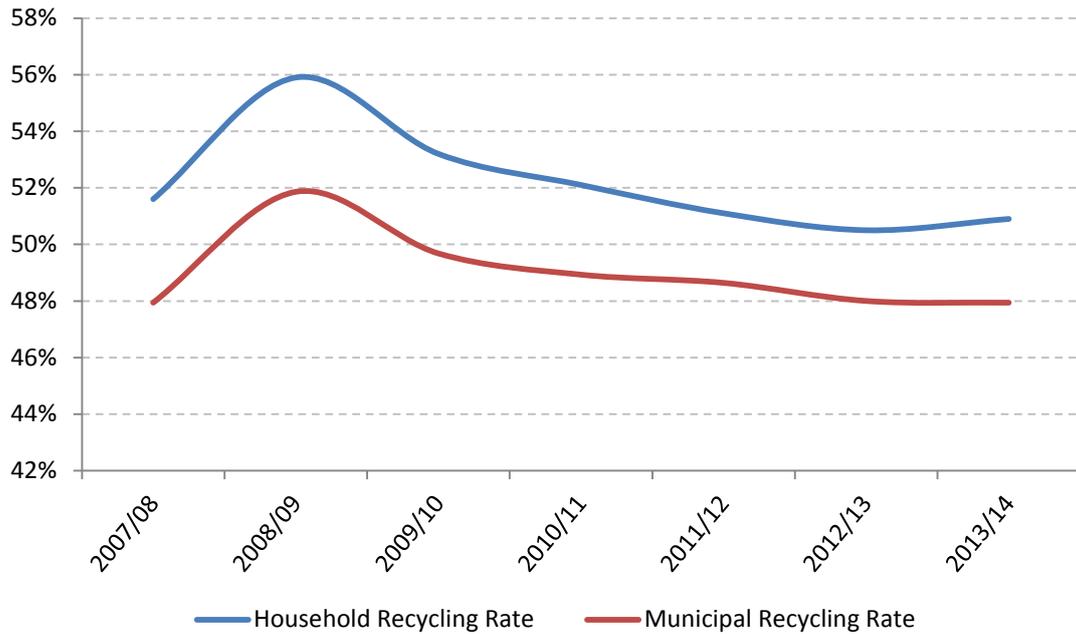


Figure 3-40 Recycling Rates

Natural resources

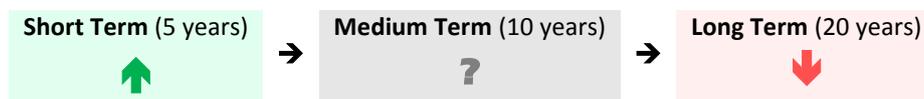
Future Trends which are likely to continue without the new Local Plan

3.131. Policies set out in the current Local Plan encourage effective use of brownfield land, and it is likely that over the short term loss of agricultural land will be minimised. In the longer term as the existing Local Plan begins to date there will be increasing pressure on agricultural land and potentially high grade agricultural land to accommodate future development needs.

3.132. Water resources are expected to stay in surplus over the period to 2040.

Natural resources

Outlook Summary



Natural resources

Key Issues and Problems

- High grade agricultural land is found close to the boundaries of Lowestoft, Beccles, Halesworth and some larger villages.
- Household recycling statistics are below the 60% target deadline set out in the National Waste strategy.

Biodiversity and Geodiversity

Summary

Context

- 3.133. Waveney has a wide range of wildlife which is a result of a unique combination of landscapes and habitat locations found in the District, these include woodland, marshland, rivers, coastline, hedges and fields. Waveney contains over 260 sites of biodiversity value these include, Special Protection Areas, Special Areas for Conservation, Ramsar sites, Sites of Special Scientific Interest, National Nature Reserves and County Wildlife Sites. These sites show considerable spatial variation throughout the District, though some patterns are recognisable as can be seen in Figure 3-41.
- 3.134. Several areas of the District contain dense clusters of biodiversity sites, in particular the coastal strip between Pakefield and the River Blyth, which provides a mixture of habitat types. Several key sites can also be found along the river Waveney which offer a good selection of water and marshland habitats. Outney Common, north of Bungay, and Beccles Marsh also has a large area of biodiversity value. Another cluster is apparent in the wooded area north of Sotterley. Woodland is not common in Waveney, making this site particularly important to protect. The west of the District is dominated by agricultural farmland and does not support a large array of wildlife sites.



Figure 3-41 Sites of biodiversity value

Internationally and Nationally Protected Sites

- 3.135. The District contains 11 Sites of Special Scientific Interest; these sites are protected by law in order to preserve their special wildlife or geology. Some of these SSSIs are also Special Areas of Conservation and Special Protection Areas protected by the EU Habitats Directive and Birds Directive. Off the coast of Waveney is the Outer Thames Estuary Special Protection Area which is designated to protect populations of Red Throated Diver. These sites are shown on Figure 3-42 below.
- 3.136. Natural England annually monitors SSSI's, splitting the sites into smaller "units" to help accurately measure their condition. The results for SSSI's in Waveney show that condition of SSSI units have slightly improved since 2005, with more units being considered as recovering. As of October 2014 50% of units remain in an unfavourable condition, with only 35% in an unfavourable but recovering condition. The Biodiversity 2020⁵⁸ target requires at least 50% of SSSI units to be in a favourable state and 95% of units to be either favourable or unfavourable recovering state.

Condition	Nov 2005		Sep 2013		Oct 2014	
	Number of SSSI units	% of SSSI units	Number of SSSI units	% of SSSI units	Number of SSSI units	% of SSSI units
Favourable	43	49%	51	49%	52	50%
Unfavourable recovering	23	26%	35	33%	37	35%
Unfavourable no change	10	11%	15	14%	12	11%
Unfavourable declining	10	11%	3	3%	3	3%
Part destroyed	0	0%	1	1%	1	1%
Not Assessed	2	2%	0	0	0	0
Total	95	100%	105	100%	105	100%

Table 3.18 Condition and number of Sites of Special Scientific Interest

⁵⁸ Biodiversity 2020: A strategy for England's wildlife and ecosystem services

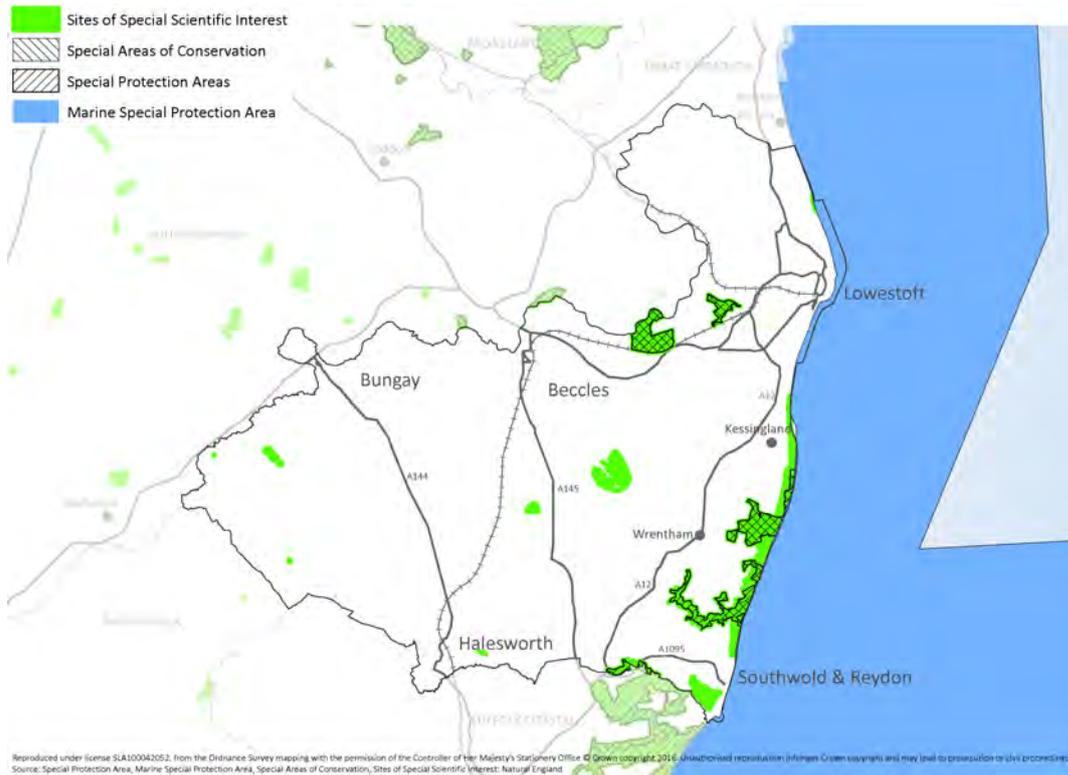
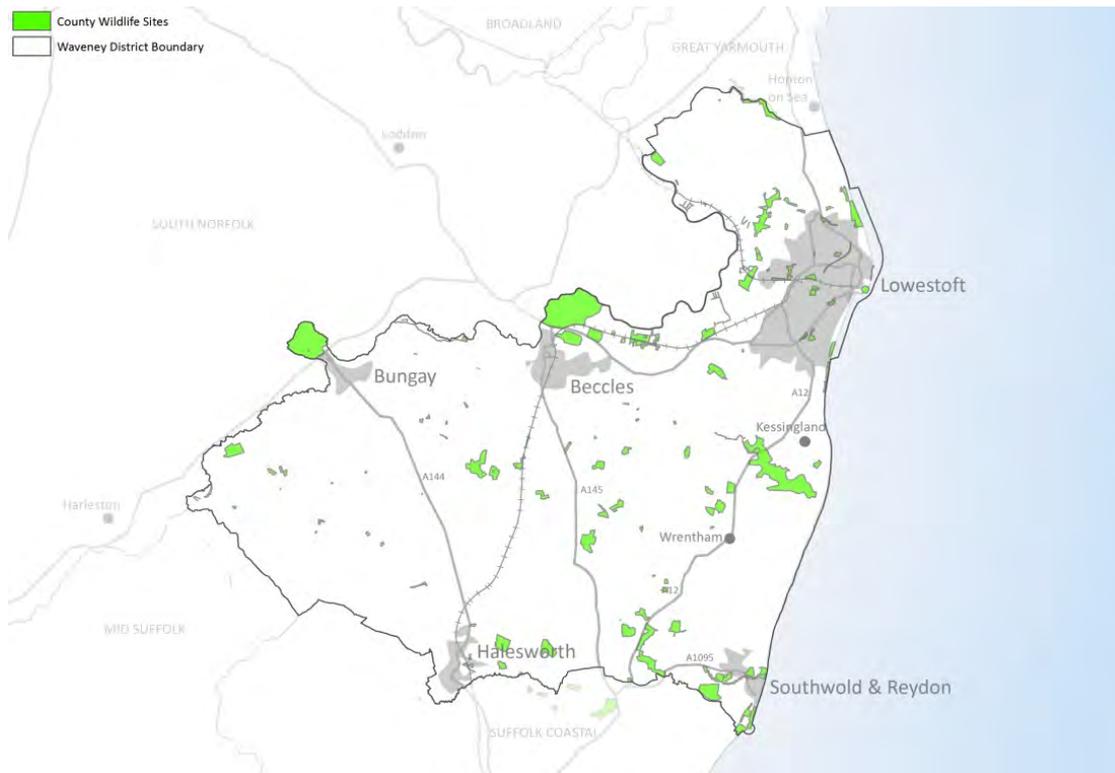


Figure 3-42 Internationally and Nationally Protected Sites

Management of County Wildlife Sites

- 3.137. Waveney also contains 100 County Wildlife Sites; whilst these sites have no statutory protection they are protected through policies included within the current Local Plan. The location of CWS's within Waveney is sporadic, though some patterns can be identified such as several sites being located along the course of the River Waveney and within the Suffolk Coast and Heaths AONB.



Reproduced under license SIA100042052, from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright 2000. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Figure 3-43 County Wildlife Sites

3.138. Suffolk County Council is responsible for monitoring conservation management within Waveney’s County Wildlife Sites. Table 3.19 below shows a positive trend in that the management of these sites is improving, however it should be noted that the increase from 2011 to 2012 is mainly down to the availability of new information. In reality the management quality of the County Wildlife Sites is more likely to have remained consistent.

Year	% Green	% Amber	%Red
2013	51.7	3.5	44.8
2012	51.5	3.5	45
2011	47	4	49

Table 3.19. Management level of County Wildlife Sites

Biodiversity and geodiversity

Future Trends which are likely to continue without the new Local Plan

3.139. National Indicators suggest that in the long term, biodiversity in the UK will continue to follow a similar pattern to the current indicators. This is a concern as current indicators show that many elements of biodiversity are currently deteriorating (33% of total measurements), whilst other aspects have shown no overall change (19% of total measurements)⁵⁹.

⁵⁹ http://jncc.defra.gov.uk/PDF/BIYP_2013.pdf

- 3.140. Wild Anglia, the Local Nature Partnership, have plans to invest in the management and promotion of public access paths and trails; enabling better connected and joined-up quality green space, paths and cycle ways within Waveney. This could lead to better levels of protection and management of the natural environment within the District in the future.
- 3.141. Planning policies set out in the current Local Plan and in the National Planning Policy Framework ensure proposals for development should contribute towards enhancing the biodiversity and geodiversity of the District. As policies in the existing Local Plan become outdated it is unlikely that there will be much detrimental impact on biodiversity given the strong protection afforded by the National Planning Policy Framework. However, scope to enhance biodiversity as part of planning proposals may be lost.

Biodiversity and geodiversity

Outlook Summary



Biodiversity and geodiversity

Key Issues and Problems

- Waveney has significant areas of sensitive wildlife habitats which support biodiversity of local, national and international concern which are sensitive to development
- 50% of SSSIs remain in an unfavourable condition and only 35% are in a unfavourable but recovering condition.

Historic Environment

Summary

- 3.142. There are 14 conservation areas within Waveney (two of which fall within the area of Waveney District which is covered by the Broads Authority), 1602 listed buildings, 29 scheduled monuments and 3 historic parks and gardens. There are also 1420 locally listed buildings in Waveney; whilst these buildings are considered to make a positive contribution to an areas local character they are not nationally designated. The figure below shows the distribution of these assets.

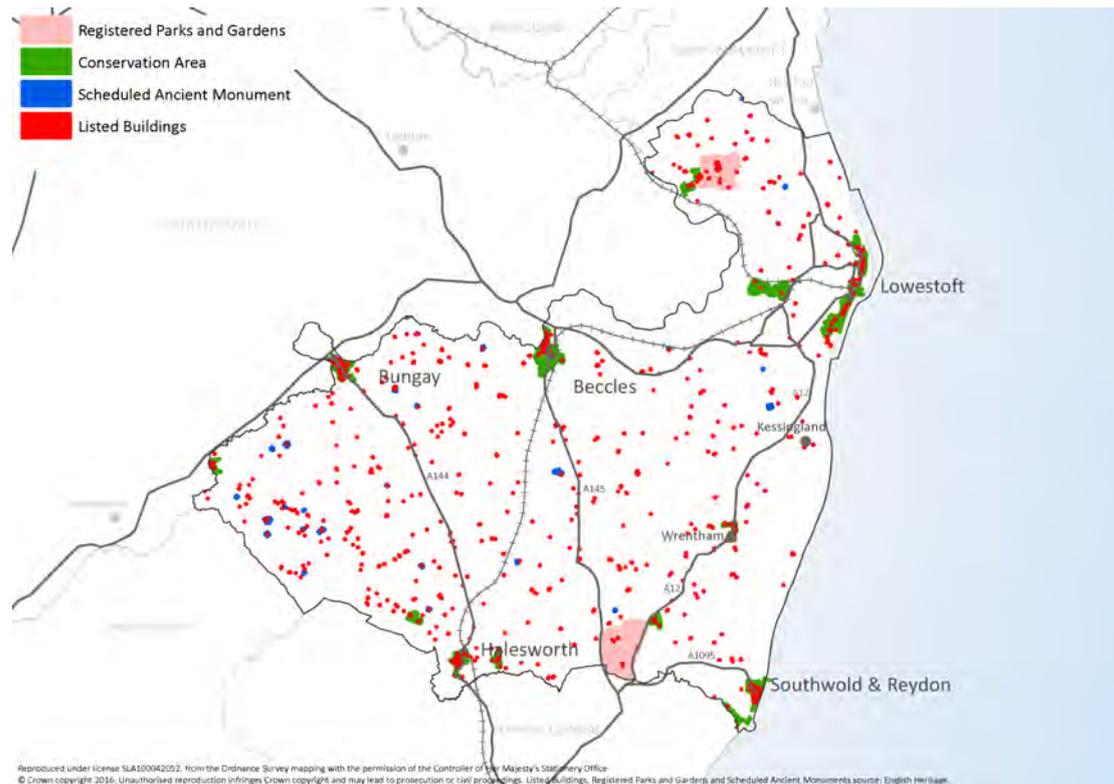


Figure 3-44 Heritage Assets

Conservation Areas

3.143. Table 3.20 below lists the conservation areas within Waveney. Table 3.21 breaks down the number of listed buildings by grade.

Conservation Area	Site area (hectares)	
	within WDC plan area	within Broads Authority plan area
Lowestoft North	32.2	0
Lowestoft South	67.1	0
Beccles	35.5	11.6
Bungay	35	7.8
Halesworth	27	0
Southwold Harbour	6	0
Southwold High Street	37.7	0
Holton	11.8	0
Homersfield	14.1	0
Somerleyton	25.6	0
Wangford	12.2	0
Wissett	14.1	0
Wrentham	10.4	0

Conservation Area	Site area (hectares)	
	within WDC plan area	within Broads Authority plan area
Walberswick (part)	2.3	0
Oulton Broad	0	46.2
Ellingham (part)	0	0.4

Table 3.20. Conservation Area Sizes

Listed Buildings

3.144. Table 3.21 breaks down the number of listed buildings by grade.

Grade	Number
GI	49
GII*	75
GII	1478

Table 3.21. Number of Listed Buildings

3.145. The number of listed buildings at risk has remained relatively static over the last 12 years, with 2015 seeing a slight increase, up to a total of 17. Of these 17 buildings, none are considered to be at risk from inappropriate development, but rather from decay or neglect, in most cases due to lack of available funding for repair work⁶⁰.

Year	Number
2015	17
2012	14
2009	13
2006	15
2003	14

Table 3.22. Number of Listed Buildings at Risk

Historic Parks and Gardens

3.146. Waveney has 3 historic parks and gardens. These areas serve a multi purpose role in providing open space for recreational use, but also in preserving and promoting historic environments which allows the areas to serve an educational role. The three parks/gardens have seen no change to either their listed grading or size since each was registered on the National Heritage List.

Name	Area (ha)	Reg. Date	Grade
------	-----------	-----------	-------

⁶⁰

<http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning%20and%20Building/Conservation%20and%20Listed%20Buildings/WaveneyBAR2012.pdf>

Name	Area (ha)	Reg. Date	Grade
Henham	283.89	01/06/1984	II
Somerleyton Park	165.57	01/06/1984	II*
Belle Vue Park	1.70	18/06/2002	II
Total	451.16		

Table 3.23. Historic Parks and Gardens

Archaeology

- 3.147. There are numerous archaeological assets within the Waveney District with 29 scheduled ancient monuments including Mettingham Castle, Bungay Castle and the Engine House at Lound. Archaeological remains are a non-renewable resource, which are valuable for their own sake and for their role in education, leisure and tourism.

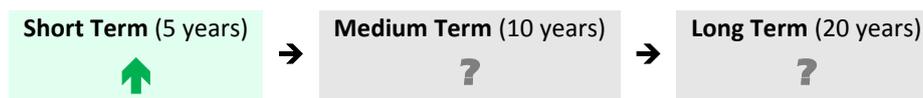
Historic environment

Future Trends which are likely to continue without the new Local Plan

- 3.148. Waveney's architectural, cultural and archaeological heritage could be threatened by increasing pressures from development, especially in respect of poor design standards damaging areas of historical character. Suitable policies are currently in place to ensure the protection and promotion of the Districts' historical assets, but without an up to date Local Plan, and with increased development pressure, the historic environment may be threatened. However, there is strong legislative protection for listed buildings and protection for heritage assets is contained within the National Planning Policy Framework.

Historic environment

Outlook Summary



Historic environment

Key Issues and Problems

- Waveney has a rich historic environment which could be sensitive to pressures of new development, neglect and decay.
- The number of listed buildings at risk has slightly increased.

Economic Baseline

Economic Growth

Summary

Context

- 3.149. Historically Waveney's economy has been based on farming, printing, manufacturing, food processing and industries taking advantage of the coastal location, such as tourism and the offshore sector. The District still has major established employers of national and international repute. The District is increasingly recognised for its growing potential to support the offshore energy sector. The recent designation of Enterprise Zone status to a number of sites in the District together with Lowestoft being designated a Centre for Offshore Renewable Engineering (CORE)⁶¹ by the Government is evidence of this.
- 3.150. The New Anglia Strategic Economic Plan⁶² sets a target of 95,000 new jobs for Norfolk and Suffolk together with 10,000 more businesses by 2026. More locally, the East Suffolk Growth Plan sets a target for some 10,000 new jobs across East Suffolk (Waveney and Suffolk Coastal) and 900 new enterprises.

Employment

- 3.151. The number of jobs in Waveney has decreased over the five years, 2009-2013 from 48,702 to 47,109. Manufacturing has seen the largest decline along with the construction sector. However, manufacturing still remains one of the largest sectors of employment along with retail and the public sector. The proportion of jobs in manufacturing in Waveney is much higher than regional and national averages. However, the proportion of jobs in financial, professional and information technology sectors is significantly below regional and national averages.
- 3.152. Table 3.24 below shows the number of jobs broken down into sectors over the last five years together with a comparison with Suffolk and national figures. Figure 3-45 shows the proportion of jobs in each sector compared to regional and national averages.

	2009	2010	2011	2012	2013	Change
Agriculture	409	409	442	407	389	-20
Mining and Quarrying	33	29	43	49	45	+12

⁶¹ Energy for New Anglia - Great Yarmouth and Waveney Centre for Offshore Renewable Engineering Prospectus - http://www.waveney.gov.uk/site/scripts/download_info.php?fileID=2418

⁶² New Anglia Strategic Economic Plan 2014 - <http://www.newanglia.co.uk/wp-content/uploads/2014/03/New-Anglia-Strategic-Economic-Plan-V2.pdf>

	2009	2010	2011	2012	2013	Change
Manufacturing	8147	7394	7086	7179	7113	-1035
Utilities	318	362	451	394	425	+107
Waste & remediation	136	169	139	188	203	+67
Construction	4504	3327	3662	3149	3290	-1214
Retail and Wholesale	8034	8373	8569	8374	8459	+425
Transport	1887	1491	1633	1782	1733	-154
Accommodation & food services	3551	3798	3495	4108	4146	+595
Publishing & broadcasting	85	108	142	210	235	+150
Telecoms and Computing	172	153	153	203	221	+49
Finance and business services	7862	7869	6500	7598	8132	+271
Public admin, health and education	11254	11547	11451	10555	10790	-464
Other services	2309	2496	2451	1868	1927	-381
Total	48702	47526	46217	46066	47109	-1593
Suffolk	348333	349107	352929	352161	355042	+6709
UK	31491500	31328749	31497750	31798749	32247499	+755999

Table 3.24. Total Jobs per sector

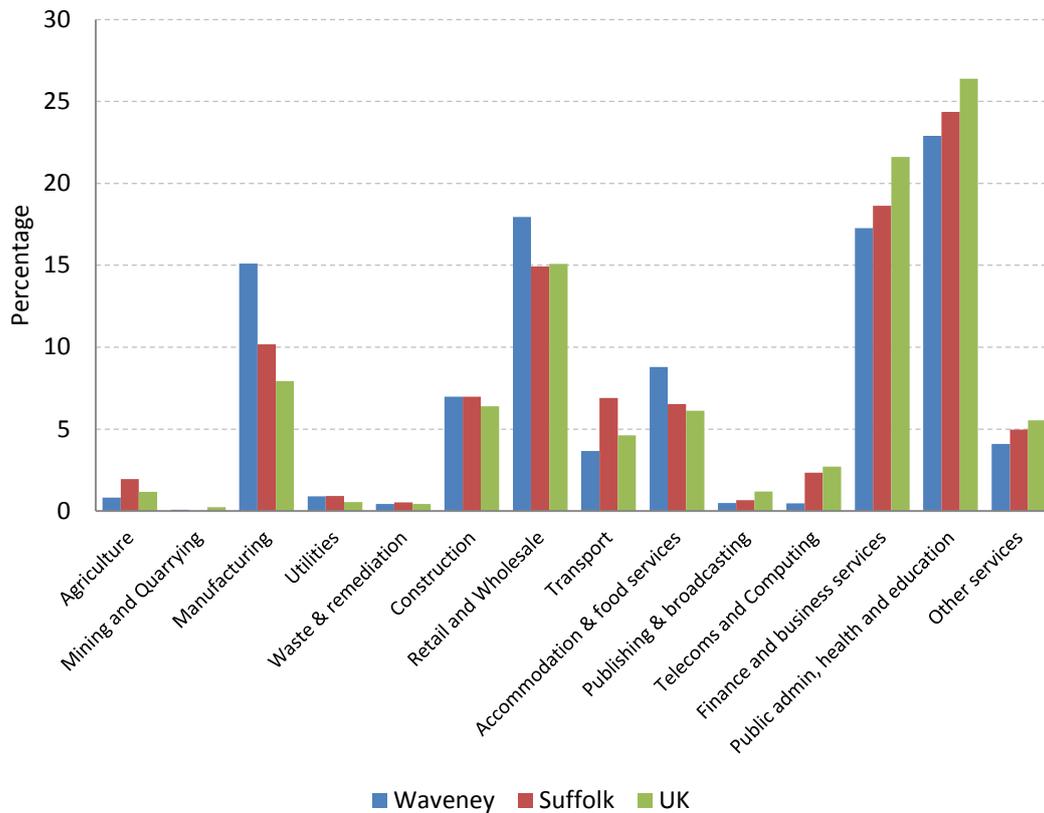


Figure 3-45. Proportion of Jobs by Sector

- 3.153. The recent decline in number of jobs in Waveney is likely to be related to the recent recession. However, over the same five year period the region and the nation have experienced jobs growth. This suggests Waveney is suffering more from the effects of the recession. Looking over a longer term there are still less jobs in Waveney now than there were in 1993. Over the 20 year period, 1993 to 2013, the number of jobs in Waveney has decreased by 7%. Over the same period the number of jobs in Suffolk has increased by 12% and the number of jobs in the UK has increased by 14%.
- 3.154. As of 2012 Waveney has a jobs density⁶³ of 0.69. This is below the regional and national averages of 0.78 and 0.80 respectively. The jobs density in Waveney has been consistently under the regional and national averages since data collection begun in 2000.
- 3.155. The proportion of the working age population of Waveney working outside the District has increased slightly since 2001⁶⁴. Data from the census shows that in 2001 77% of working

⁶³ Source: NOMIS (ONS Jobs Density) – Jobs density is the numbers of jobs in an area per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident of working age.

⁶⁴ Source: NOMIS (ONS Census 2011 and 2011). UK Origin Destination Data

people who live in Waveney work in Waveney. By the 2011 census 75% of working people who live in Waveney and work in Waveney. Flows to Great Yarmouth have increased the most with some 840 more people commuting from Waveney to Great Yarmouth between 2001 and 2011.

Productivity

- 3.156. Official gross value added (GVA) statistics which measure economic output are not available at the District local authority level. However, the East of England Forecasting Model⁶⁵ provides an estimated calculation of GVA for each local authority in the East of England. The model estimated that in 2001, GVA per capita stood at £11,400. The model estimates that GVA per capita increased steadily over the period to 2010 when it was £13,300. The model then estimated a decline in GVA per capita over the period to 2012 and a recovery to £13,300 by 2015. GVA per capita in Waveney (2015) is one of the lowest in the East of England and is much lower than the Suffolk average at £18,100 at 2015 and the East of England (£20,400 in 2015) and UK (£22,100 in 2015). GVA per capita is also lower than neighbouring Great Yarmouth which is estimated at £15,500 in 2015.
- 3.157. The number of businesses operating in the area has steadily grown over the last four years⁶⁶ as indicated in Figure 3-46 below. This growth has almost been exclusively in smaller sized businesses (0-9 employees). This trend is in line with what has been experienced at the regional and national levels.

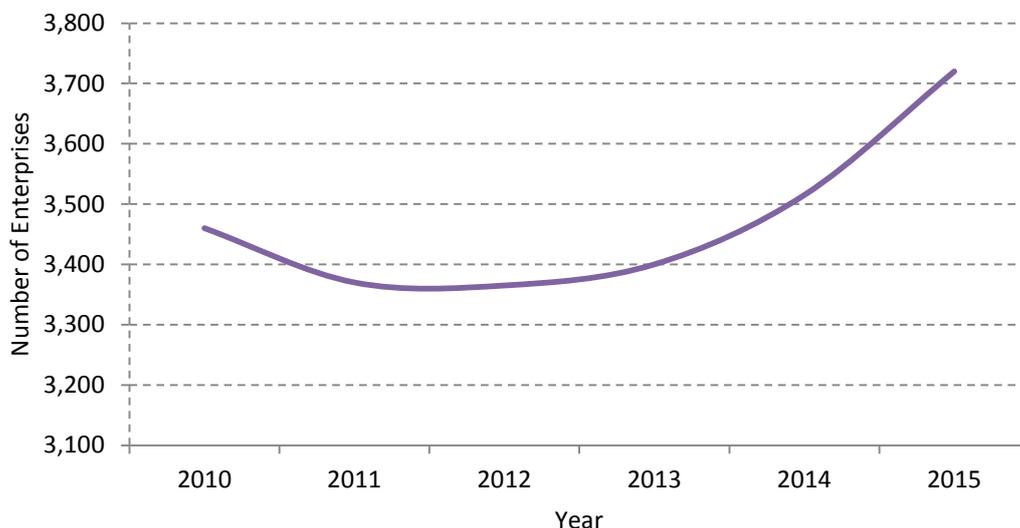


Figure 3-46. Number of Enterprises⁶⁶

⁶⁵ East of England Forecasting Model – Oxford Economics available at <http://www.cambridgeshireinsight.org.uk/EEFM>. Data is based on the 2014 baseline scenario.

⁶⁶ Source: NOMIS (ONS UK Business Counts – Enterprises)

3.158. Since 2004 there has been a net increase in floorspace of business premises (under use class B1, B2 and B8 of the Use Classes Order) of 64,170 sqm. However, the annual rate of development has been slowing in recent years as shown in Figure 3-47 below.

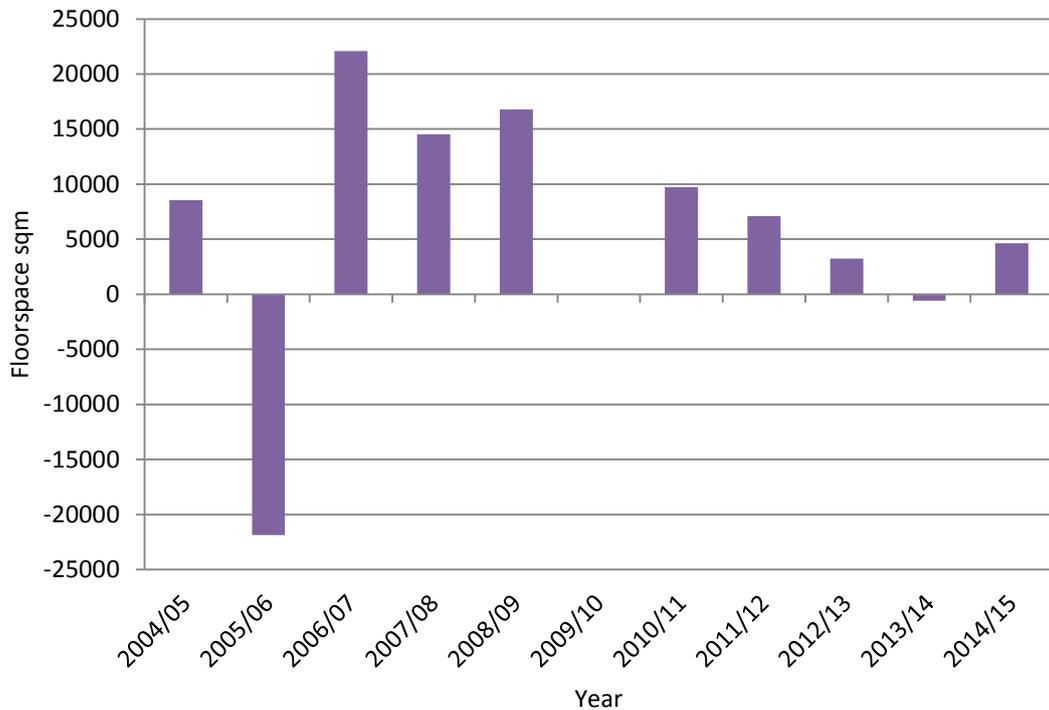


Figure 3-47. Net Business Development Floorspace

Tourism

3.159. As stated above, given the District's coastal location together with its attractive countryside and proximity to the Broads, tourism is an important sector to the economy. As shown in Table 3.26 above, the number of jobs in the accommodation sector has increased over the last five years. Since 2007 the number of overnight visits to Waveney has been declining. However, recent figures suggest this trend might be reversing. Figure 3-48 shows data from Visit England.

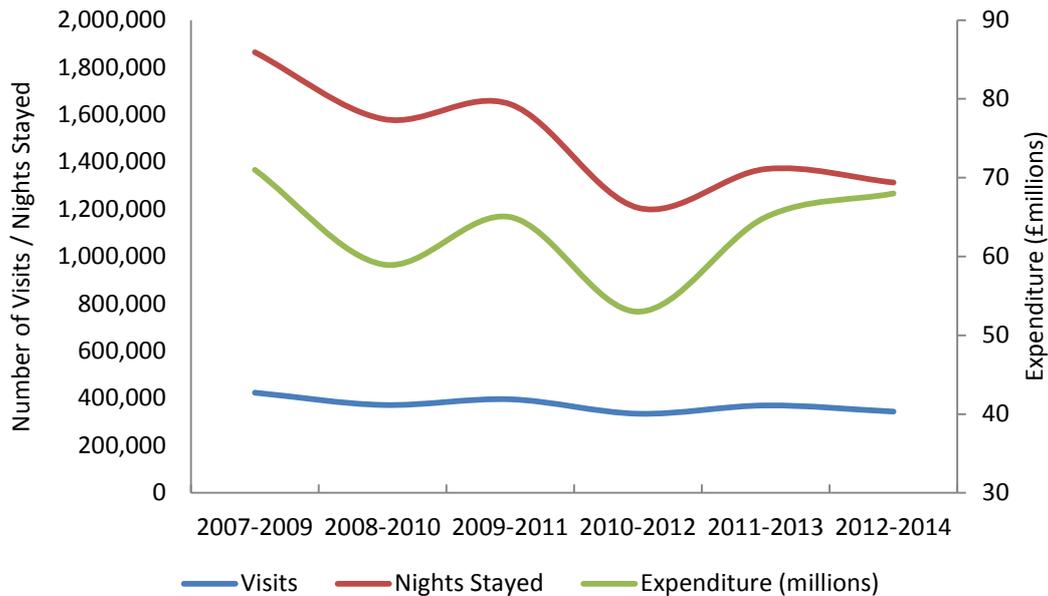


Figure 3-48. Overnight Stays⁶⁷

3.160. Day visits are also important to Waveney. In 2014 there were 3.86 million day visits to Waveney giving rise to expenditure of £104 million⁶⁸

Economic growth

Future Trends which are likely to continue without the new Local Plan

- 3.161. It is expected that the decline in employee jobs will start to reverse alongside a continuation of the upward trend in the number of businesses as the national economy recovers. The 2014 baseline run of the East of England Forecasting Model projects that the total number of employee jobs in Waveney will increase by 2,090 in the period 2011-2031. The majority of these jobs being created in the business services and professional services. The model also forecasts that GVA per capita will continue to increase. However, by 2031 the model predicts that GVA per capita will still be below regional averages.
- 3.162. Policy interventions such as the existing CORE and Enterprise Zone status should help improve the jobs situation. The existing Local Plan for Waveney promotes economic development and allocates some 65 hectares of land for employment development. Other planning policies in the plan protect other existing employment land from redevelopment for other uses. This should further help support economic growth in the short term.

⁶⁷ Source: Visit England, the GB Tourist - <http://www.visitengland.org/insight-statistics/major-tourism-surveys/overnightvisitors/>.

⁶⁸ Source: Visit England, Day Visits 2014 - https://www.visitengland.com/sites/default/files/qbdvs_annual_report_2014_160915_rev_0.pdf

- 3.163. The tourism industry is also expected to remain important. The East of England Forecasting Model predicts an increase of approximately 1,000 jobs in the accommodation and food sector over the period 2011-2031
- 3.164. However, there are some risks to economic development. As existing employment protection policies get older and out of date they may not be effective in resisting the loss of employment land to other uses. Over the longer-term the outlook is of course less certain, particularly as existing measures such as the Enterprise Zone come to a close and the existing Local Plan becomes out of date. Furthermore, all of the existing allocated sites remain undeveloped. This raises questions whether these sites are best suited to deliver economic growth. Lack of suitable sites to provide economic development could undermine economic performance.

Economic growth

Outlook Summary



Economic growth

Key Issues and Problems

- The number of employee jobs in Waveney is declining.
- Jobs density is below regional and national averages.
- GVA per capita is low compared to other authorities in the East of England although it is gradually improving in line with national trends.

Rural Economy

Summary

- 3.165. Within Waveney most industrial and employment activity tends to be centred on urban areas, particularly Lowestoft. There is also some employment on industrial estates in the market towns but this tends to be smaller in scale. Outside of market towns and villages land use is overwhelmingly agricultural, particularly in the west of the District, which is nearly all given over to large arable fields. However, even in rural wards agriculture only accounts for a handful of jobs and a small proportion of employment overall, as Figure 3-49 below shows.

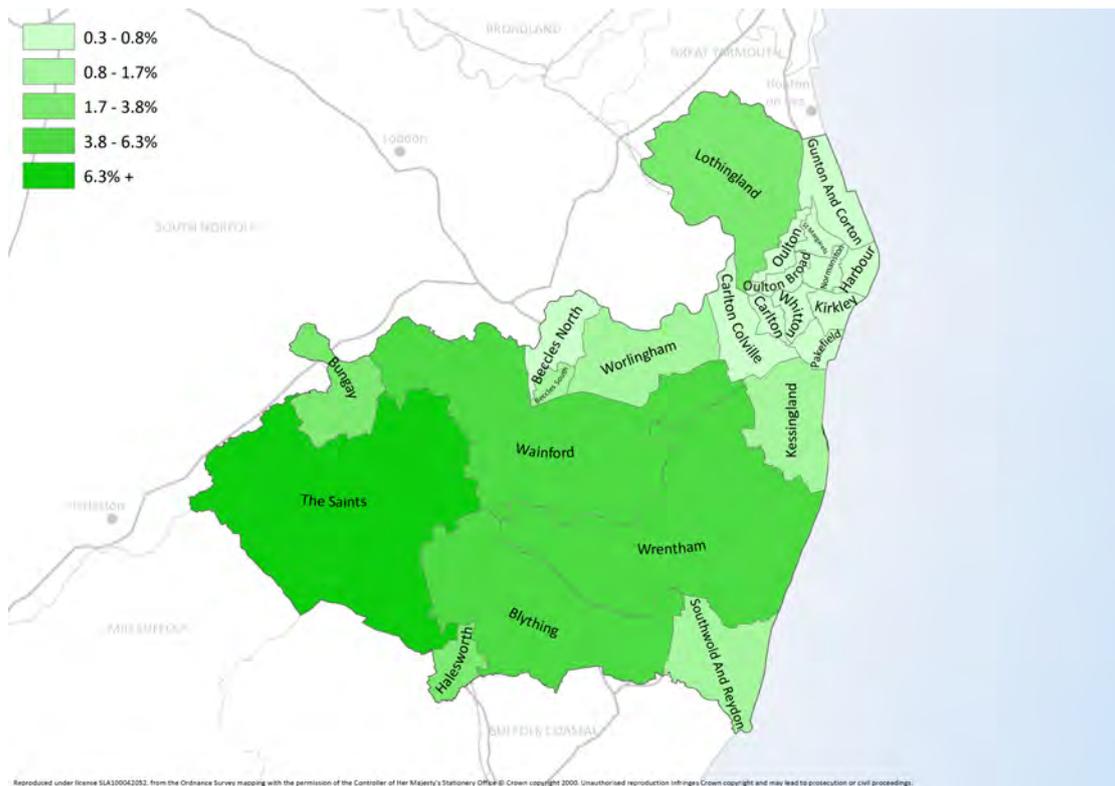


Figure 3-49 Proportion of employees employed in agriculture, forestry and fishing

- 3.166. There is some variation between rural and urban areas in terms of the proportion of residents employed in agriculture. The rural wards of Blything, Wainford, Lothingland, The Saints and Wrentham typically have a significantly higher percentage employed in agriculture (although the proportion of agricultural workers is low throughout the District). However, these percentages tend to be taken from much smaller and more dispersed populations. In total, the majority of people who are employed in agriculture in the District reside in the market towns and Lowestoft rather than the villages and surrounding rural areas. Therefore the majority of agricultural workers live in Lowestoft and the market towns but commute to work in the rural ward areas.
- 3.167. Reverse commuting patterns between the rural and urban areas may also be increased by additional employment opportunities in rural areas that are not necessarily linked to agriculture. Manufacturing provides the largest number of jobs in the rural wards. In Blything a significant number of jobs are provided by Bernard Matthews and public transport has been laid on to service workers who commute from Lowestoft. Another major employment location is the Ellough Industrial Estate, which lies partly within Wainford ward. Elsewhere the distribution of employment sites tends to be in smaller, more dispersed locations. Construction, mining and quarrying, transport and storage and accommodation and catering also provide a significant number of jobs in the rural wards⁶⁹.

⁶⁹ Source: Business Register and Employment Survey 2013 (ONS Copyright)

- 3.168. The numbers of jobs in each sector in the rural wards has been fairly stable, with comparatively little change over the last few years, apart from a decline in manufacturing employment in Blything ward.
- 3.169. Nonetheless employment opportunities in rural areas are still more limited than in urban areas and employment developments tend to be small and isolated in character. Between 2009 and 2014 there was only 569 square metres of new employment land delivered in rural areas. Most of this takes the form of converted agricultural buildings, which will potentially aid the long term viability of agricultural businesses and reuse of buildings that could otherwise have become derelict. However, it may not provide sufficient opportunities for those living in rural areas who either want or have to work locally.
- 3.170. Broadband speeds in rural areas tend to be slow, which is potentially a major drag on the competitiveness of businesses in the rural areas and can also limit the potential for home working. As Figure 3-50 below shows, Lowestoft, Beccles and Bungay have the fastest broadband internet connections (over 30mb). Halesworth and Southwold have reasonable connectivity at between 10 and 30mb, together with Kessingland. However outside of these the rural areas endure broadband internet speeds of 3-10mb or below 3mb. The map below shows that broadband speeds in rural areas lag behind those in Lowestoft and the market towns.⁷⁰

⁷⁰ Ofcom, Fixed Broadband postcode level data (2013)

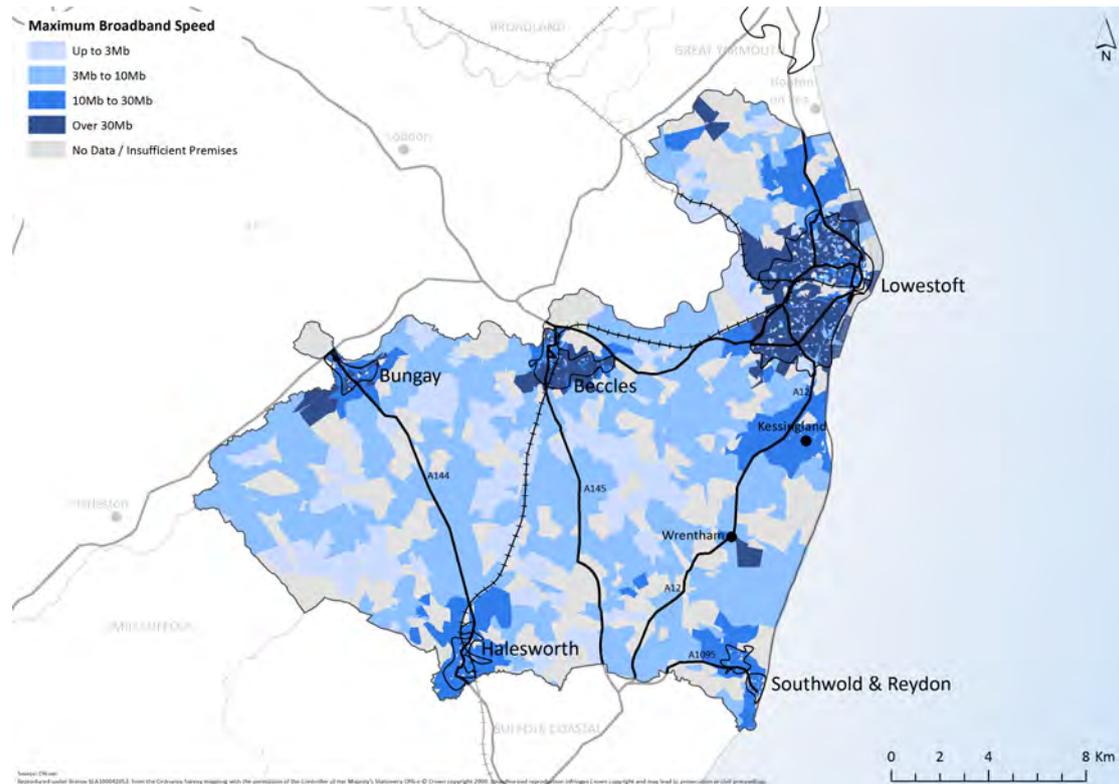


Figure 3-50 Broadband speeds in Waveney

Rural economy

Future Trends which are likely to continue without the new Local Plan

- 3.171. Current local plan policy seeks to direct housing and employment development towards Lowestoft, the market towns and the larger villages.
- 3.172. In the short term this policy is unlikely to have any serious impacts upon rural parts of the District. They will continue to attract reasonably affluent residents and will suffer fewer of the economic and social issues that afflict central parts of Lowestoft. However over time it is likely that lack of development in the smaller villages may mean that they slowly become more unsustainable. Lack of employment opportunities or sites for employment development will deter working age people from moving to the area. Similarly a lack of affordable housing will deter incomers but also mean that local children who grew up in a rural part of the District will have to live elsewhere when they become adults. This lack of affordable housing may mean the jobs which are available in the rural areas are taken by those who live in towns increasing reverse commuting.
- 3.173. Economic development and sustainability in rural areas are also compromised by slow broadband speeds, although there is an ongoing project to increase broadband speeds throughout the County. Suffolk County Council's "Better Broadband for Suffolk" initiative aims to bring super-fast fibre optic broadband to 90% of the county, of which 85% will achieve speeds of 24Mb+. The remaining 10% of the county not on fibre based broadband

will receive varying speeds, between 5-20Mb. As at Autumn 2014, around 70,000 premises now have access to super-fast broadband with a target of 100,000 by Autumn 2015. 8% of these are classified as business premises and 92% as residential premises (Autumn Newsletter, 2014). The vast majority of improvements to broadband services have occurred within Lowestoft and the market towns. There has yet to be any significant improvement in many of the rural areas although these are under consideration for fibre optic installation between 2015 and 2018.

- 3.174. Over time it is likely that the rural areas will slip further behind their urban counterparts in terms of their ability to generate jobs and support businesses. As a result the population could become increasingly elderly, which has implications for economic sustainability and service provision.

Rural economy

Outlook Summary



Rural economy

Key Issues and Problems

- Fewer employment opportunities in rural areas and limited employment land development.
- Data suggests some evidence of reverse commuting from urban to rural areas.
- Many rural areas suffer from low broadband speeds.

Town Centre Vitality and Viability

Summary

- 3.175. Waveney has five town centres, each of which acts as a retail destination for the surrounding area. By far the largest of these is Lowestoft, which acts as the main retail destination for the District and occupies roughly the same level as Great Yarmouth in the regional hierarchy of retail centres. Lowestoft provides a range of different shops and services and its retail centre is focused on London Road North, which is where most national chains have a presence and is considered to form the core of the town's retail offer. There are further retail areas on London Road South and the High Street but these include more small and independent shops, as well as a number of charity shops. The large retail element

means that a higher proportion of town centre units are occupied by shops than other centres in the District, as Table 3.25 below shows.

Town centre	Lowestoft	Beccles	Bungay	Halesworth	Southwold
% units used for retail	64	46	40	52	52

Table 3.25. Proportion of town centre units used for retail⁷¹

- 3.176. The market towns of Beccles, Bungay, Halesworth and Southwold are significantly smaller than Lowestoft in terms of overall floor space and number of units. The largest market town is Beccles, which offers a limited range of national high street stores compared to Lowestoft but does include major brand retailers such as Laura Ashley and Fat Face. Bungay and Halesworth are of a similar size in terms of their town centres and populations. Both rely on small independent traders to provide services to local residents and those from neighbouring villages. Southwold is the smallest town centre within the District but caters for a large number of tourists, particularly during the summer months. Some national retailers, such as Fat Face and Tesco, are located in Southwold town centre, as well as galleries, restaurants and cafes.
- 3.177. A key feature of the recent past has been the divergence in performance between Lowestoft and the four market towns. Overall the market towns appear to be performing more strongly than Lowestoft. That is not to say that the market towns do not face challenges: Bungay and Halesworth town centres both suffer from a lack of modern retail units that would appeal to national retailers and there are concerns that these two centres are slowly losing their competitive trading position. However these issues are less obvious and less pressing than in Lowestoft, which is facing issues with a poor quality public realm and increasing competition from other retail centres.
- 3.178. Figure 3-51 below shows the proportion of vacant units in the District's town centres. The market towns all boast very low vacancy rates, well below national averages. Even Southwold, which has a higher vacancy rate than elsewhere, still manages to stay below the national average. In Lowestoft, by contrast, the vacancy rate has increased to 14%, well above the national average. This indicates a weakening retail function in parts of the town centre and difficulty in attracting new users. This may be because a high proportion of units in Lowestoft town centre are given over to retail and so the town has been more heavily affected by the recent pressures on town centre retail than other centres.

⁷¹ Source: WDC monitoring including from town centre surveys carried out in May / June each year.

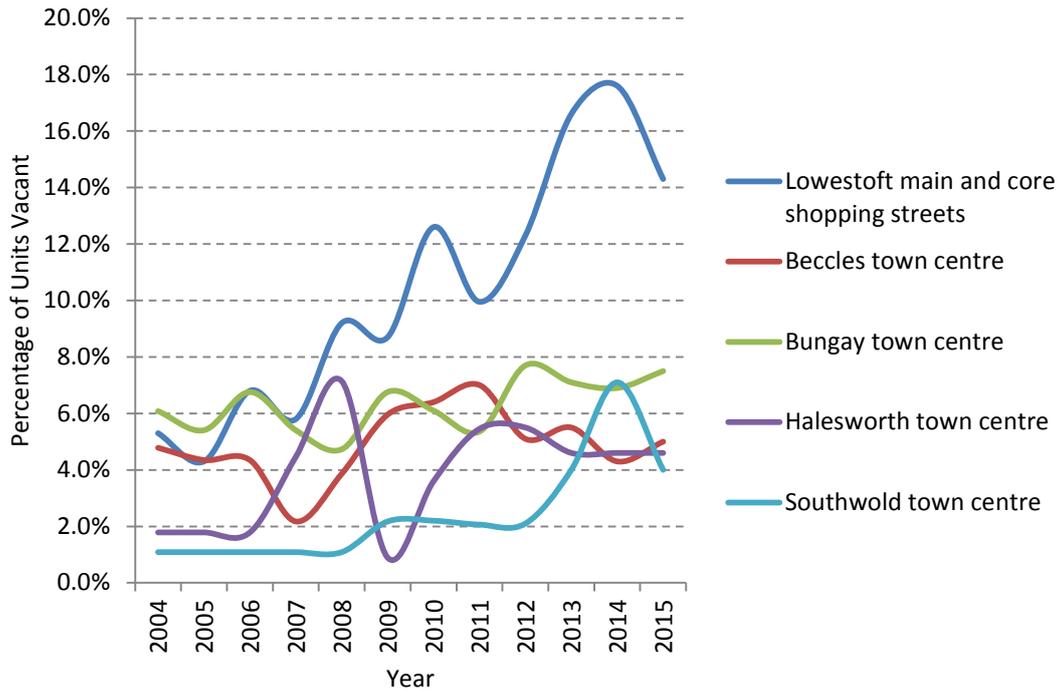


Figure 3-51. Vacant town centre units

3.179. Internet retail is becoming more important when trying to understand the District's shopping habits. Retail needs work undertaken in neighbouring Great Yarmouth⁷² does acknowledge the growing impact of internet retail but this is based upon information gathered at the national level. The Town Centre Study undertaken on behalf of Waveney Business Forum⁷³ focuses solely on the District and shows the extent to which internet shopping has formed part of the local retail landscape. As Figure 3-52 shows, internet shopping is used by a high proportion of respondents. The highest users are those in their 20s and 30s.

⁷² Great Yarmouth Borough Council Retail Study Appendix 10 – Key Trends, 2011

⁷³ Ellis, Rebecca M. (2013) Waveney Town Centre Study, Digital Era Research Report 2013-1. Attleborough, UK: Digital Era Research

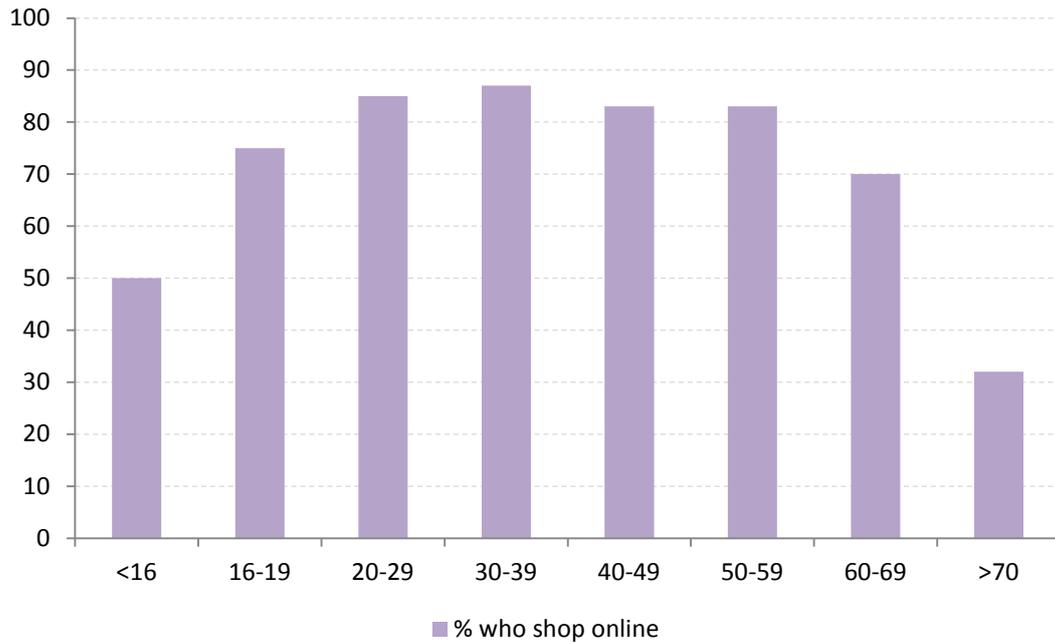


Figure 3-52 % who use internet retail by age group

- 3.180. Just as internet retailing has become increasingly popular among all adult age groups it is also used to purchase an increasing range of products. The most popular products purchased on the internet are books/CDs/DVDs and downloads but the internet is also a popular option for buying gifts, clothing and housing products. However the internet is less popular for food shopping: 17% of respondents buy food online and only 3% would use the internet for their major weekly food shopping trip.
- 3.181. Clearly internet retailing can compete across a range of products on both convenience and price. It is also now widely used across all age groups even if traditional shops remain more popular for certain products.
- 3.182. The Waveney District Council Local Plan currently makes no allocations for retail development in any of the town centres, with the exception of Policy SSP2 (Peto Square and South Quay)⁷⁴. This policy seeks to create an extension to the existing Lowestoft town centre but there is now some doubt as to whether this will be possible to deliver in the short to medium term. While there are several vacant units in Lowestoft town centre it is unclear as to whether they will be suitable for the needs of retailers in the future. That interest in new retail development is focused on the South Lowestoft Industrial Estate and North Quay Retail Park suggests that existing town centre retail units are not considered suitable for this purpose.

⁷⁴ Lake Lothing and Outer Harbour Area Action Plan, 2012

3.183. A similar situation exists in the market towns, which do not have suitable town centre sites for future retail development. This again means that new proposals for retail in town centres must use existing units, which may not be suitable. Lack of available sites in town centres for new retail buildings removes vital choice for potential developers. For this reason greater effort needs to be made to ensure that town centre sites are available for new retail development. This will give major new retail proposals the option of locating in town centres and being able to design and build suitable retail premises. Without such sites pressure to develop in out of town locations, which offer the flexibility to create suitable retail premises, will only increase.

Town centre vitality and viability

Future Trends which are likely to continue without the new Local Plan

3.184. Existing planning policy as far as possible tries to ensure that retail development of any sort is directed towards town centre areas. It also attempts to reserve town centre premises for retail use and applications for a change of use from A1 retail use are normally resisted. However, recent changes to permitted development rights to increase flexibility may start to undermine the retail function of the town centres. The effect of this on the vitality and viability of the town centres is as yet uncertain.

3.185. It is becoming apparent, most noticeably in Lowestoft, that the retail function of the town centre is slowly weakening and likely to contract further in the future with pressures from internet shopping. Although existing planning policies about retail promote further development in town centre areas, a lack of town centre sites could lead to pressure to build in out of centre locations. This would have the side effect of paradoxically weakening the town centre and strengthening out of centre destinations by providing a wider range of shops and services there.

3.186. Use of internet shopping is also likely to increase which could further harm the retail function of town centres.

Town centre vitality and viability

Outlook Summary



Town centre vitality and viability

Key Issues and Problems

- Ongoing contraction of retail function in Lowestoft town centre resulting in an increasing number of vacant retail units.

Traffic and Efficient Movement

Summary

Commuting Patterns

- 3.187. Commuting patterns in Waveney demonstrate similar trends to other parts of the County, but also some differences which are unique to the District. Figures from the 2011 Census⁷⁵ show that the car is the dominant mode of transport to and from work, accounting for 61.3% of journeys within the District. This compares with a county average of 61.9% and levels of car use are lower than other Districts within the County, the exception being Ipswich. Numbers of those who commute to work using the bus or train are also roughly comparable to levels seen elsewhere in the County. The main difference is the number of people who cycle to work. At 6.1% of commuter journeys the proportion of those cycling to work is just over one third greater than the county average of 3.9% and double the England average of 2.9%. In the built up area of Lowestoft⁷⁶ the proportion is even higher at 7.3%.
- 3.188. The proportion of workers commuting to work on foot is less striking but still quite high. In Waveney 10.2% of trips to work are made on foot, compared with a Suffolk average of 10.5%. For comparison the only district with a higher proportion of pedestrian commuters is St. Edmundsbury, with 12.4% and Ipswich with 16%. Both of these have large urban areas where people are more likely to live within walking distance of their place of work. Full details about how people travel to work are contained in Figure 3-53, below.

⁷⁵ Source: Nomis (ONS 2011 Census)

⁷⁶ ONS Built Up Area Statistical Geography – Lowestoft includes built up area of Oulton and Carlton Colville parishes.

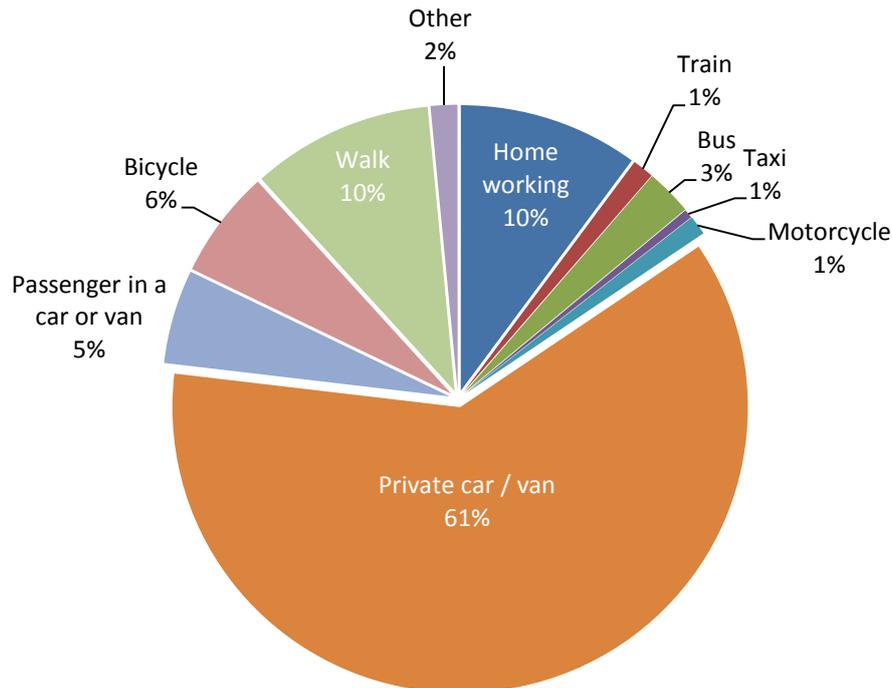


Figure 3-53 Method of travel to work by proportion of population (2011 Census)

- 3.189. There are two possible explanations for the high proportion of cyclists and pedestrians. Firstly that most people live within walking and cycling distance of their place of work; secondly the variation seen in levels of car ownership throughout the District. Figures from the 2011 Census show that 21.11% of workers travelled less than 2 km to their place of work. The second largest group (19.25%) travelled between 2 and 5 km to their place of work. These are suitable distances for walking and cycling. Overall there was a decrease in the number of commuters the further they had to travel.
- 3.190. Secondly the numbers of households without access to a car varies quite widely. Within Waveney 21.9% of households did not have access to a car. This compares to a county average of 17.9% and a national average of 25.8% (this figure includes major metropolitan areas where car ownership will be lower). Within these figures there are major disparities between urban and rural wards. Harbour (47.9%) and Kirkley (34.5%) both have a high proportion of households without access to a car. These are densely built residential areas, which also have quite high levels of social hardship and economic deprivation. It is possible that residents in these wards rely on walking and cycling, as these are cheaper than taking the bus or driving. By contrast, the Saints (5.5%) and Wainford (5.6%) have a very low proportion of commuters without access to a car. Unlike their counterparts in central Lowestoft these workers have significantly further to travel to work and so are more likely to rely on the car.
- 3.191. Despite much of the population living in the built up area of Lowestoft the proportion of those who travel to work by bus or train remains low. According to 2011 Census figures 2.6%

of Waveney residents travelled to work by bus, compared to 3.2% in Suffolk as a whole and 7.3% in England. Similarly only 1.2% of Waveney residents travel to work by train, as opposed to 2.1% in Suffolk and 9.1% in England. Rates of public transport use are higher in the urban areas of Lowestoft but even here are well below national averages.

Traffic Volume and Congestion

3.192. Traffic monitoring undertaken by Suffolk County Council and the Department for Transport between 2001 and 2013 gives a clear picture of the distribution of traffic throughout the District. Monitoring takes place at strategic points throughout Lowestoft and the wider District. The highest number of cars per day occurs on the A1117 on Bridge Road, just to the north of the western Lake Lothing Crossing at Oulton Broad. In 2013 over 22000 cars passed along this stretch of road per day. The other heavily used routes were Beccles Road south of Victoria Road and the urban stretches of the A12 travelling through Lowestoft, including the Bascule Bridge (13000 cars per day in 2013), which forms the eastern crossing of Lake Lothing. The A12 running north to Great Yarmouth (19000 cars per day) also carried considerable volumes of traffic, as did London Road South (11000 cars per day). Figure 3-54 below shows the concentrations of traffic on major routes through Lowestoft.

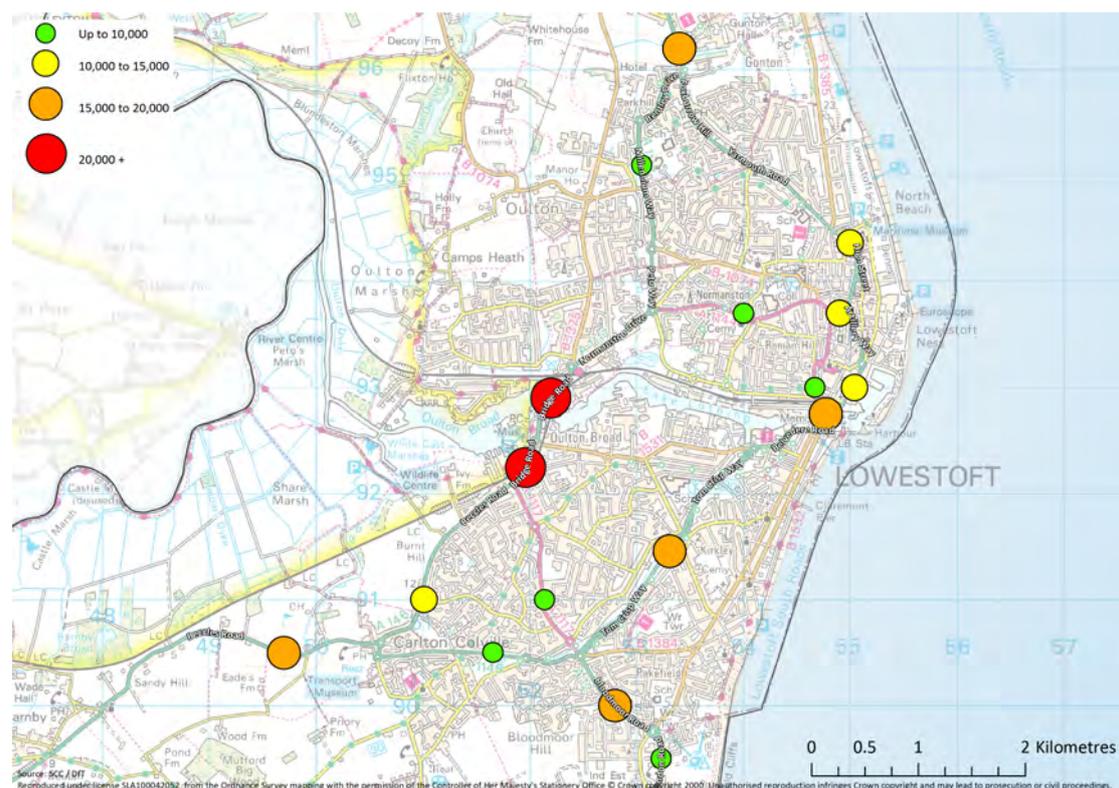


Figure 3-54 Distribution of road traffic in Lowestoft⁷⁷

⁷⁷ Source: Department for Transport and Suffolk County Council Highway Monitoring

- 3.193. While Lowestoft carried the greatest quantities of car use there was also heavy use in the market towns and rural areas. The most heavily used routes in the market towns were Station Road (12000 cars per day), George Westwood Way (11000 cars per day) and the A145 London Road (1500 cars per day) in Beccles, as well as Saxons Way (9000 cars per day) and London Road (6000 cars per day) in Halesworth. Outside of the market towns the A146, which passes Beccles to the north and A143, which runs along the northern edge of Bungay, also carried high volumes of car traffic. Beyond these the A12 running southwards towards Ipswich was the busiest road in the southern half of the District.
- 3.194. Patterns of HGV and light goods vehicle use were also very similar to those of private cars, being focused around the A12 and A1117 in Lowestoft, the main streets in Beccles and Halesworth and the main roads leading to the south and west of the District along the A12 and A146 respectively.
- 3.195. Overall traffic levels (for all types of vehicle) have remained fairly consistent between 2001 and 2013. While some routes saw a slight increase in use towards the middle of the last decade this appears to have fallen back slightly.
- 3.196. Worryingly, the busiest urban routes in the District also experienced declining numbers of cyclists. Within Lowestoft this was particularly marked along Bridge Road in Oulton Broad, Normanston Drive, St. Peter's Street and the Bascule Bridge. For example the number of cyclists on Bridge Road fell from 542 in 2001 to 176 in 2013. Normanston Drive saw a fall in cyclists from 366 to 125 over the same period, with the numbers of cyclists declining from 364 to 182 along St. Peter's Street and 412 to 160 along the Bascule Bridge. As mentioned before cycling remains a popular mode of transport in the District and it is possible that cyclists are choosing to avoid these roads rather than ceasing to cycle altogether – perhaps even walking along the pavement pushing their bikes. It indicates that cyclists are dissuaded from cycling along the busiest roads in the District, which is inconvenient because these may be the most useful and direct routes in the District. Poor traffic conditions may also have contributed to falling numbers of cyclists along Peddars Lane and Smallgate in Beccles over the same period, although these are not the busiest routes for car journeys.

Traffic and efficient movement

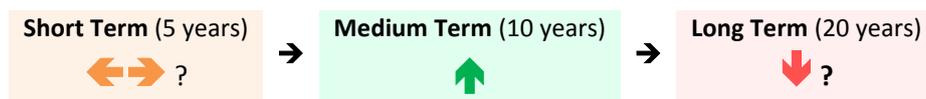
Future Trends which are likely to continue without the new Local Plan

- 3.197. It is likely that traffic volumes will increase as the local population increases. The existing Local Plan seeks to focus development in the most accessible locations reducing the need to travel. The Local Plan also promotes numerous sustainable transport measures which may help to encourage a reduction in car use. One such measure is a new pedestrian and cycle bridge over the central part of Lake Lothing at Brooke Peninsula. This will provide a much shorter route for the population of South Lowestoft to access the town centre, sports facilities and further education facilities in the north of the town. Additionally, to support

the existing Local Plan a Cycling Strategy is being prepared which will identify improvements in the network which can be funded out of developer contributions. As such the measures in the existing Local Plan should help mitigate the background growth in traffic. However, as the Local Plan becomes more out of date there may be increasing pressure for large-scale development in less accessible locations which are not supported by sustainable transport measures.

Traffic and efficient movement

Outlook Summary



Traffic and efficient movement

Key Issues and Problems

- Car use still accounts for the great majority of journeys to work, with 61.3% commuting to work in this way.
- A higher than average proportion of workers commute by bike compared to County and national averages; walking is also popular.
- Very few commuters use buses and trains compared to County and national averages.
- Cycle use declining on busiest routes.

4. Sustainability Issues and Problems

- 4.1 This section identifies the key sustainability issues and problems facing the District. The identification of key issues and problems helps establish sustainability objectives to be included in the Sustainability Appraisal Framework.

Social Issues and Problems	
Health	Waveney has the highest proportion of the adult population in Suffolk that is obese and childhood obesity in Reception year children has not improved in the last 4 years.
	Less than a quarter of the adult population participates in 3 x 30 minute physical activity sessions per week.
	Health services and providers will need to cater for an increasingly ageing population.
	The population living within areas of deprivation are more at risk of having a sedentary life style, higher obesity and lower life expectancy.
Education	Low educational attainment at GCSE level.
	Resident population poorly qualified.
Crime	Overall, the total number of criminal offences committed in Waveney is showing a decreasing trend. However, some types of crime have shown an increase.
	Anti-social behaviour incidents have decreased by over 2,400 since 2010.
Access to Services and Facilities	Parts of the rural area, particularly "The Saints" area in the west of the District have limited access to basic services and facilities.
	All parts of the District suffer from under provision / accessibility to some type of open space.
Deprivation, Inequality and Socio-Economics	Deprivation is significant within parts of Lowestoft.
	The proportion of the population claiming out of work benefits is higher than county and regional averages.
	Average earnings for those employed within Waveney are below the Suffolk average.
	Imbalance in inequality and deprivation between rural and urban areas.
Housing and	By 2025 housing supply may fail to meet demand.
	Housing stock will need to meet the requirements of an ageing population.

Social Issues and Problems

Population	House prices in Waveney are more than 6 times annual earnings and House prices in some rural areas and Southwold and Reydon are much more expensive than other parts of the District
------------	--

Environmental Issues and Problems

Air and Water Quality	The overall water quality of water bodies within or partially within the District is decreasing.
Landscape and Townscape	The AONB, the Broads and the landscape character areas of tributary valley farmland and rural river valleys are particularly sensitive to the impacts of development.
Climate Change	239 properties are at risk from coastal erosion.
	There are a significant number of properties that fall within flood zone 2 and flood zone 3 areas.
	Climate change will continue to alter weather conditions and sea levels, potentially resulting in an increase of flooding and dangerous weather. Areas at risk from flooding will increase in the period to 2107.
Natural Resources	High grade agricultural land is found close to the boundaries of Lowestoft, Beccles, Halesworth and some larger villages.
	Household recycling statistics are below the 60% target deadline set out in the National Waste strategy.
Biodiversity	Waveney has significant areas of sensitive wildlife habitats which support biodiversity of local, national and international concern which are sensitive to development
	50% of SSSIs remain in an unfavourable condition and only 35% are in a unfavourable but recovering condition.
Historic Environment	Waveney has a rich historic environment which could be sensitive to pressures of new development, neglect and decay.
	The number of listed buildings at risk has slightly increased.

Economic Issues and Problems

Economic Issues and Problems

Economic Growth	The number of employee jobs in Waveney is declining.
	Jobs density is below regional and national averages.
	GVA per capita is low compared to other authorities in East of England although is gradually improving in line with national trends
Rural Economy	Fewer employment opportunities than rural areas and limited employment land development.
	Data suggests some evidence of reverse commuting from urban to rural areas.
Town Centre Vitality and Viability	Ongoing contraction of retail function in Lowestoft town centre resulting in an increasing number of vacant retail units.
Traffic and Efficient Movement	Car use still accounts for the great majority of journeys to work.
	A higher than average proportion of workers commute by bike compared to County and national averages; walking is also popular.
	Cycle use declining on busiest routes.
	Very few commuters use buses and trains compared to County and national averages.

5. Sustainability Appraisal Framework

- 5.1 The Sustainability Appraisal Framework consists of a series of sustainability objectives which will be used to test alternative policy options which may be included in the Local Plan. The sustainability objectives will also be used to test the overall effect of the plan and help identify any particular significant effects, both positive and negative.
- 5.2 The objectives are based on the key issues and problems identified from the baseline review and from objectives and issues identified in the context review. Each objective has a series of decision making questions to help assess policy options against them. For site allocation policy options, a set of spatial site specific decision making criteria are included in the framework.

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
1. To improve the health and well-being of the population	Will it reduce levels of obesity in adults and children?	<p>Will the allocation option result in a loss of public open space or indoor sport provision?</p> <p>Will the allocation option result in a gain of public open space provision or indoor sport provision?</p> <p>Are public open space, key services and employment opportunities accessible by foot or by cycle from the allocation option?</p>
	Will it encourage active lifestyles?	As above
	Will it improve access to health facilities?	<p>Will the allocation option provide new health facilities?</p> <p>Are health facilities accessible by foot or by cycle or by 30 minute public transport ride from the allocation option?</p>

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	Will it maintain or improve residential amenity?	<p>Is the allocation option close to a noise source or lead to domestic noise complaints?</p> <p>Is the allocation option close to sources of odour or dust or could the allocation option lead to domestic odour or dust complaints?</p>
2. To improve levels of education and skills in the population	Will it increase the provision of education facilities in the District?	Does the allocation option provide new educational facilities?
	Will it encourage people with high level qualifications to remain, return or move to the District?	n/a
3. To reduce crime and anti-social behaviour	Will it create a safe and secure environment?	n/a
4. To improve access to key services and facilities	Will it improve accessibility to key local services and facilities?	<p>Are post offices, primary schools, pub/meeting places, food shops and GP surgeries accessible by foot or by cycle from the allocation option?</p> <p>Is the allocation option within a 30 minute public transport ride to the above services or facilities?</p> <p>Will the allocation option provide new services or facilities which will increase the proportion of the population with walking and/or cycling access to key services and facilities?</p>
	Will it improve the provision of public open spaces?	Will the allocation option result in a gain of public open space provision or indoor sport provision?

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	Will it improve accessibility to public open space?	Is the allocation option within the relevant catchment of all types of public open space?
5. To reduce deprivation of all forms.	Will it produce balanced and mixed communities?	<p>Will the allocation option provide for a mix of tenures of housing in the local area?</p> <p>Will the allocation option provide affordable homes in a rural area?</p> <p>Is the allocation in a deprived neighbourhood (20% most deprived local super output area in the country), if so will it provide opportunities for people living in those areas? (i.e. access to housing, jobs, education, healthcare etc.)</p>
	Will it reduce unemployment?	<p>Is the allocation option for employment generating development?</p> <p>Will the allocation option result in a loss of employment land or premises?</p>
	Will it increase average earnings across the District?	n/a
6. To meet the housing requirements of the whole community	Will it provide sufficient housing to meet need and demand?	Is the allocation for housing?
	Will it provide a mix of housing according to local need and affordability?	<p>Does the allocation option provide for a range of tenures?</p> <p>Does the allocation include provision of housing for the elderly?</p> <p>Does the allocation option provide affordable housing in an area of need?</p>
	Will it increase the affordability of	Will the allocation option provide employment generating development?

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	housing?	
7. To maintain air quality	Will it increase traffic in air quality sensitive locations?	Will the allocation option result in traffic at sensitive locations?
8. To maintain and improve water quality	Will it improve the quality of rivers and other inland waters?	Is there capacity in water recycling centres to accommodate the allocation option without detriment to water quality objectives? Could the allocation option result in run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive?'
	Will it improve the quality of coastal bathing waters?	As above
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	Will it protect and enhance the landscape and/or townscape?	Will the allocation option lead to coalescence of settlements? Is the allocation option in the AONB and/or it could it materially harm the AONB? Would the allocation option materially harm the setting of the Broads? Is the allocation option within tributary valley farmland or rural river valleys character areas and/or could materially harm the character areas. Will the allocation option lead to a loss of or harm important local landscape features? Will the allocation option harm the townscape and/or setting of the

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
		settlement?
10. To reduce contributions to climate change and mitigate the effects.	Will it reduce emissions of greenhouse gases?	Are public open space, key services and employment opportunities accessible by foot or by cycle from the allocation option? Alternatively is the allocation within a 30 minute public transport ride of the above?
	Will it reduce the risk of flooding?	Is the allocation option within a tidal or fluvial flood zone or at risk from surface water flooding within the next 100 years?
	Will it reduce the risk of coastal erosion?	Is the allocation option at risk from coastal erosion in the next 100 years?
11. To conserve natural resources	Will it minimise the loss of undeveloped greenfield land to development?	Is the allocation option on greenfield land?
	Will it protect the best and most versatile agricultural land?	Is the allocation option on grade 1, grade 2 or grade 3a agricultural land?
	Will it reduce waste or increase recycling rates?	n/a
	Will it conserve water resources?	Will the allocation option detrimentally affect water resources?
12. To conserve and enhance biodiversity and geodiversity	Will it maintain or enhance sites designated for their nature or geodiversity conservation interest?	Will the allocation option result in a direct loss or damage to the integrity of designated sites? Does the allocation option present an opportunity to enhance designated sites?
	Will it avoid disturbance of protected species and avoid damage to their habitats?	Will the allocation result in disturbance or damage to any protected species or their habitats?
	Will it help deliver	Are there any BAP habitats or species on

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
	targets and actions for habitats and species in the Suffolk Biodiversity Action Plan?	the site, could these be enhanced, protected, connected or lost through the development of the allocation option?
13. To conserve and enhance the historic environment	Will it protect and enhance heritage assets and the setting of heritage assets?	<p>Is the allocation option on a Scheduled Ancient Monument?</p> <p>Will the allocation option harm a listed building or the setting of a listed building?</p> <p>Will the allocation option lead to direct loss of historic parks or gardens?</p> <p>Will the allocation option affect known or potential archaeological sites?</p> <p>Will the allocation option harm the integrity of a conservation area?</p> <p>Will the allocation option harm a non-designated heritage asset?</p>
14. To achieve sustained and resilient economic growth	Will it increase the number of jobs in the District?	<p>Is the allocation option for employment generating development?</p> <p>Will the allocation result in a loss of employment land or premises?</p>
	Will it increase the number of enterprises in the District?	As above
	Will it support key sectors?	n/a
	Will it increase productivity in the District?	n/a
	Will it promote tourism?	Is the allocation option for tourism and/or leisure uses?
15. To enhance the	Will it provide	Is the allocation option for affordable

Sustainability Objective	Decision Making Criteria	Additional Decision Making Criteria for Site Allocation Options
rural economy	affordable housing in the rural areas?	housing in the rural area?
	Will it increase the number of jobs and businesses in the rural areas?	Is the allocation option for employment generating development in the rural area?
	Will it improve connectivity (including broadband provision) in rural areas?	n/a
16. To enhance the viability and vitality of town centres	Will it decrease the number of vacant units in town centres?	Does the allocation option involve the redevelopment of vacant units?
	Will it increase the provision of town centre uses in the town centre?	Is the allocation option for a town centre use and is it located in the town centre? Will the allocation option result in a redevelopment of town centre uses for non town centre uses?
	Will it increase footfall in town centres?	Will the allocation option make the town centre more of an attractive destination? Is the allocation for a town centre use and is it located outside of a town centre which could compete with the town centre?
17. To encourage efficient patterns of movement in support of economic growth	Will it decrease average commuting distance?	Are employment opportunities accessible by foot or by cycle from the allocation option (residential sites and vice versa for employment sites)?
	Will it encourage the use of sustainable modes of transport which reduce congestion?	Is the allocation option for employment use or town centre use and can it be accessed by public transport and/or other sustainable modes?

6. Initial Sustainability Appraisal of Emerging Options

- 6.1 The tables below summarise the initial Sustainability Appraisal undertaken of the emerging strategy and site options presented in the Options for a New Local Plan consultation document. Detailed appraisals for each option are presented in Appendix E.
- 6.2 Please note that the appraisals have been undertaken using the best available evidence and information at the time. As the Local Plan preparation progresses, options will be refined and new options may be considered. Additionally, further evidence will be collected which will help improve and refine the appraisals.

Key to the Appraisals

++	Significant positive effect on baseline
+	Minor positive effect on baseline
0	Neutral effect on baseline
-	Minor negative effect on baseline
--	Significant negative effect on baseline.
?	Uncertain effect.

Strategic Options

Overall Distribution of Development.

- 6.3 The 'Options for a New Local Plan' consultation document presents four strategic options about how development could be distributed across the District as summarised in Figure 6.1 below.

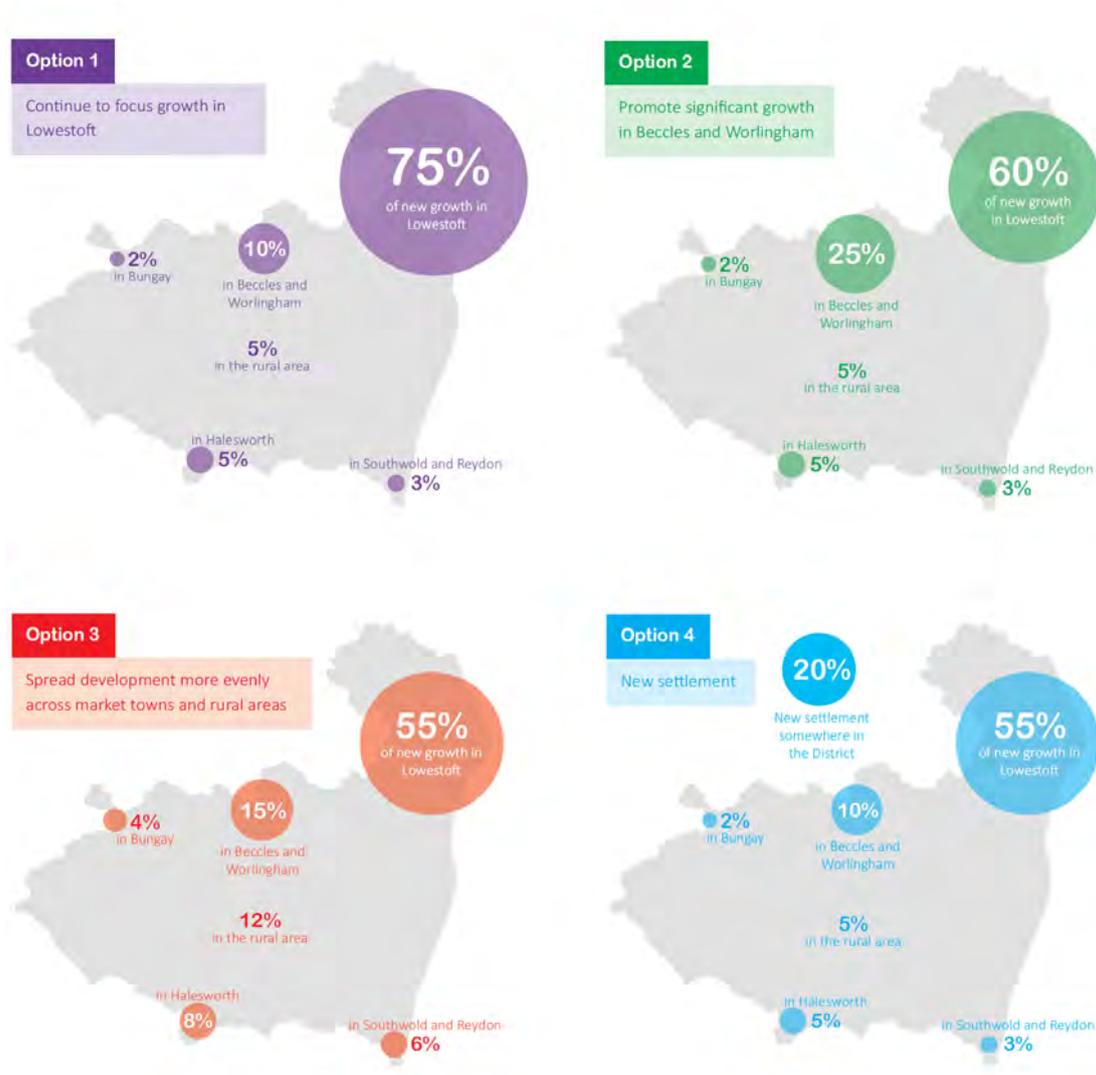


Figure 6.0-1 Strategic Growth Options

6.4 The following table summarises the initial sustainability appraisals for each option.

Sustainability Objective	Option 1	Option 2	Option 3	Option 4
1. To improve the health and well-being of the population	+?	+?	0	+
2. To improve levels of education and skills in the population	+?	?	?	?
3. To reduce crime and anti-social behaviour	0	0	0	0
4. To improve access to key services and facilities	+?	+?	0	+
5. To reduce deprivation of all forms.	+	+	+	+?
6. To meet the housing requirements of the whole community	++?	++	++	++?
7. To maintain air quality	?	?	?	?
8. To maintain and improve water quality	?	?	?	?
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	--?	--?	--?
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-?
11. To conserve natural resources	--	--	--	--
12. To conserve and enhance biodiversity and geodiversity	?	?	?	?
13. To conserve and enhance the historic environment	?	?	?	?
14. To achieve sustained and resilient economic growth	++	+?	+?	++?
15. To enhance the rural economy	+	+	++	++
16. To enhance the viability and vitality of town centres	+	++	++	+?
17. To encourage efficient patterns of movement in support of economic growth	++?	+?	-	++?

Table 6.1 Strategic Growth Options Sustainability Appraisal Summary

- 6.5 At this stage there is not too much difference between the overall sustainability of the four options. Option 1 which focuses 70% of growth into Lowestoft has some potential significant positive effects as it will promote development in accessible locations and in an area where there is demand for new economic growth. There is some uncertainty whether the housing market could support such high levels of development in Lowestoft which could undermine the ability to meet objectively assessed needs. Focussing growth in Lowestoft at the expense of other towns would do less to support town centres in the market towns and

significant levels of development in Lowestoft would result in further elongation of the town with most new development taking place some distance from the town centre.

- 6.6 Option 2 promotes significant growth in Beccles. There is more uncertainty with this option whether some of the economic positive effects would be achieved as evidence suggests demand for economic development is strongest in Lowestoft. The option might also result in less efficient patterns of movement compared to Option 1. Having a more even share of development between Lowestoft and Beccles will mean there is more chance that the local housing market could deliver the objectively assessed needs. More significant growth in Beccles would create more positive effects for town centres due to the impact on Beccles town centre from significant residential growth.
- 6.7 Option 3 disperses development more evenly across all the market towns with more significant levels of growth in the rural areas. This option will generate significant positive effects in supporting the rural economy. However, the option will not have the same positive effects on health and access to services as the other options as more development would be allocated in locations with poor accessibility. Similar to Option 2, dispersing development more widely across the District will mean there is more chance that the local housing market could deliver the objectively assessed needs. Greater levels of development to all market towns will do more to support town centres across the District. Similar to option 2 there is more uncertainty with this option whether some of the economic positive effects would be achieved as evidence suggests demand for economic development is strongest in Lowestoft. It is likely that the option would result in less efficient patterns of movement across the District.
- 6.8 Option 4 promotes the development of a new settlement. The effects of this option are largely uncertain as they are dependent on the location of any new settlement. Many of the uncertain potential positive effects of this option in relation to deprivation and economic growth, could be secured if a new settlement is located in close proximity or with good links to Lowestoft and Great Yarmouth.
- 6.9 All of the options could potentially result in a significant effect on landscapes. The landscape surrounding parts of Lowestoft, Bungay, Halesworth and Southwold and Reydon is particularly sensitive to development and as all options promote development in these areas it is likely that there will be some negative impacts. The significance of the impacts will be based on the specific sites allocated for development and the extent to which impacts can be mitigated by landscaping, planting and the design of development. Options 2 and 4 are more likely to have less significant effects than the other two options. This is because the sites under consideration in Beccles and Worlingham are less likely to have significant effects on the landscape and a new settlement would be less likely to impact on existing townscapes.

- 6.10 All of the options will have a significant negative effect on natural resources as significant areas of undeveloped land will be lost to development given the lack of available brownfield sites to accommodate development needs. Some of this land will likely be of high grade agricultural quality.
- 6.11 There is a significant degree of uncertainty with respect to the impacts on some objectives. The appraisals will be refined as the Council prepares and commissions more evidence. Two key areas of uncertainty relate to the impact on water quality and biodiversity. At present it is understood that Beccles and Worlingham water recycling centres have no capacity to accommodate sewage flows from new development. Therefore new development in this location may have an impact on the water quality of the receiving water course, the River Waveney. Whilst it is understood that other water recycling centres in the District currently have capacity it is not known exactly how much capacity they have. The Council will shortly be commissioning a water cycle study to understand this in more detail and whether any potential effects could be mitigated through upgrading or developing new wastewater infrastructure.
- 6.12 Linked to this are the impacts on biodiversity. The River Waveney is linked to the Broads Special Area of Conservation and Special Protection Area which are European protected sites for habitats and birds. Any impact on water quality could also impact on these sites. South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites.
- 6.13 Detailed appraisals of the options against the sustainability appraisal framework are included in Appendix E.

Retail and Leisure Development Distribution

- 6.14 The 'Options for a New Local Plan' consultation document presents two options on how new retail and leisure development could be distributed across the District's town centres as shown in the figure below.

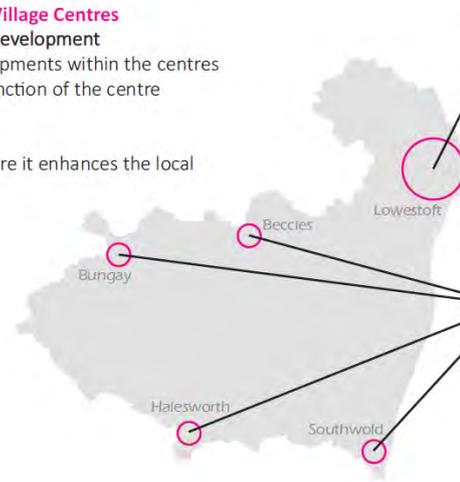
Option 1

Focus all new retail and leisure development in Lowestoft

Other District, Local and Village Centres

Food and non-food retail development
Support small scale developments within the centres which support the local function of the centre

New leisure development
Support development where it enhances the local function of the centre



Lowestoft

New food store development
2,197sqm

New non-food retail development
11,063sqm

New leisure development
New multiplex cinema, hotel, new restaurants and gyms

Market towns

Food and non-food retail development
Support small scale developments within the town centres which support the local and tourist function of the town centre

New leisure development
New restaurants and hotels

Option 2

Focus the majority of new retail and leisure development in Lowestoft, but also promote modest levels of development in all town centres relative to their size.

Beccles

New food store development
584sqm

New non-food retail development
1,908sqm

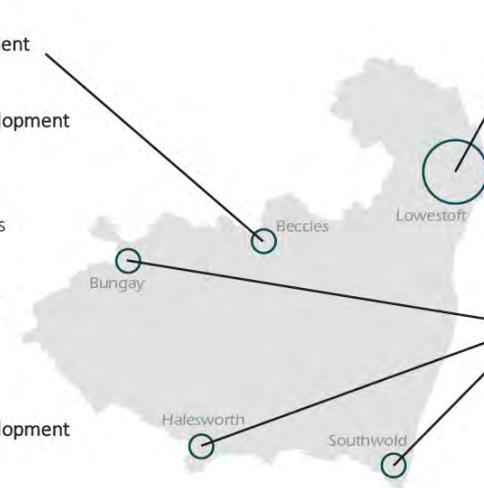
New leisure development
New hotel and restaurants

Other District, Local and Village Centres

New food store development
98sqm

New non-food retail development
159sqm

New leisure development
Support development where it enhances the local function of the centre



Lowestoft

New food store development
1,299sqm

New non-food retail development
7,364sqm

New leisure development
New multiplex Cinema, hotel, new restaurants and gyms

Other market towns

New food store development
217sqm

New non-food retail development
1,632sqm

New leisure development
New restaurants

Figure 6-0-2 Retail Distribution Options

6.15 The following table summarises the initial sustainability appraisals for each option.

Sustainability Objective	Option 1	Option 2
1. To improve the health and well-being of the population	?	+
2. To improve levels of education and skills in the population	0	0
3. To reduce crime and anti-social behaviour	0	0
4. To improve access to key services and facilities	?	+
5. To reduce deprivation of all forms.	?	?
6. To meet the housing requirements of the whole community	0	0
7. To maintain air quality	0	0
8. To maintain and improve water quality	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	?
10. To reduce contributions to climate change and mitigate the effects.	-	-
11. To conserve natural resources	?	?
12. To conserve and enhance biodiversity and geodiversity	?	?
13. To conserve and enhance the historic environment	?	?
14. To achieve sustained and resilient economic growth	+	+
15. To enhance the rural economy	0	0
16. To enhance the viability and vitality of town centres	?	++
17. To encourage efficient patterns of movement in support of economic growth	+	+

6.16 The effects of these options are at present quite uncertain. This is because it is not currently clear whether there are suitable, available and achievable sites within the town centres to accommodate development needs. It is considered that Option 2, which disperses retail and leisure development across Lowestoft and the market towns, may present more opportunities for town centre located development than Option 1 which focuses all new development in Lowestoft.

6.17 Detailed appraisals of the options against the sustainability appraisal framework are included in Appendix E.

Sites

- 6.18 The table in Appendix F identifies all of the sites subject to consultation in the 'Options for a New Local Plan' consultation document. Plans of the sites are within the consultation document and on the interactive map on the Council's webpage. The tables below summarise the sustainability appraisals for the sites in each area of the District.
- 6.19 Detailed appraisals of the site options against the sustainability appraisal framework are included in Appendix E.

Lowestoft

Sustainability Objective	3	7	17	18	21	22 ⁷⁸	22 ⁷⁹	23	33	34	35	40	51	53	54	56	70
1. To improve the health and well-being of the population	0	+	+	0	+	0	0	0	+	+	+	+	+	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	-	+	+	0	+	0	0	-	+	+	+	?	+	+	?	+	+
5. To reduce deprivation of all forms.	+	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	0	+	+	+	+	+	+	+	?	+	+
7. To maintain air quality	0	?	0	0	?	?	?	0	0	?	?	0	0	0	0	?	0
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	--	0	-	0	-	?	--	-	0	0	-	--	--	0	-	0
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-

⁷⁸ Site 22 was proposed for either housing or holiday accommodation this column relates to housing on site 22

⁷⁹ Site 22 was proposed for either housing or holiday accommodation this column relates to holiday accommodation on site 22

Sustainability Objective	3	7	17	18	21	22 ⁷⁸	22 ⁷⁹	23	33	34	35	40	51	53	54	56	70
11. To conserve natural resources	0	-	-	-	--	-	-	0	-	-	-	-	-	-	0	--	-
12. To conserve and enhance biodiversity and geodiversity	?	0?	0	0	0	?	?	?	?	0	?	?	-?	0	0	0	0
13. To conserve and enhance the historic environment	0	0	0	0	0	0	0	0	0	?	?	0	0	0	0	0	--
14. To achieve sustained and resilient economic growth	+	0	0	0	0	0	+	+	0	0	0	0	0	0	?	0	0
15. To enhance the rural economy	+	0	0	0	0	0	0	+	0	0	0	0	0	0	?	0	0
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0
17. To encourage efficient patterns of movement in support of economic growth	-	-	+	+	+	+	+	-	-	+	+	?	+	+	?	+	+

Sustainability Objective	80	84	96	98	111	112	136	137	147	164	165	166	168	169	170	171	172	Potential development area south of Lowestoft.	
1. To improve the health and well-being of the population	+	+	+	0	+	+	+	+	+	0	0	0?	+	+	+	+	+	++?	
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	+	+	+	0	+	+	+	+	+	0	0	0	+	+	+	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	+
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	0	0	0	0	0	?	?	?	?	0	0	0	0	0	0	?
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	0	0	-	-	--	-	-	--	-	-	-	0	0	-	-	0	--?	
10. To reduce contributions to climate change and mitigate the effects.	-	-	0	-	-	-	-	0	--	-	-	-	0	-	-	-	-	-	-
11. To conserve natural resources	-	-	-	-	-	-	-	-	-	-	--	--	-	-	-	-	-	-	--

Sustainability Objective	80	84	96	98	111	112	136	137	147	164	165	166	168	169	170	171	172	Potential development area south of Lowestoft.
12. To conserve and enhance biodiversity and geodiversity	0	0	0	?	0	0	0	?	-	0	0	-?	0	0	0	0	0	?
13. To conserve and enhance the historic environment	--?	?	0	0	0	0	0	--?	?	0	0	?	0	0	0	0	0	?
14. To achieve sustained and resilient economic growth	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0	+
15. To enhance the rural economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	+	+	+	+	+	-	-	+	+	+	+	+	+	+

Beccles

Sustainability Objective	1	8	9	16	24	36	43	44	50	60	61	62	72	77	78	81	82	107 ₈₀	107 ₈₁	108	124	126	133	145	156
1. To improve the health and well-being of the population	+	+	+	0	+	-	+	+	-	+	0	+	+	-	0	+	+?	0	-	+	-	0	0	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	+	+	+	+	-	-	+	+	-	+	0	+	+	--	0	+	+	0	-	+	-	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	0	0	+	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	0	+	+	+	0	+	+	0	+	+	+	+	+	+	+
7. To maintain air quality	0	?	0	0	?	?	0	0	?	?	?	?	?	?	0	?	?	0	0	0	0	0	0	0	?
8. To maintain and improve water quality	?	?	?	?	?	?	?	?	?	?	?	?	0	?	?	?	?	0	?	?	?	0	0	0	?

⁸⁰ Site 107 was proposed for either commercial or housing this column relates to commercial on site 107

⁸¹ Site 107 was proposed for either commercial or housing this column relates to housing on site 107

Sustainability Objective	1	8	9	16	24	36	43	44	50	60	61	62	72	77	78	81	82	107 80	107 81	108	124	126	133	145	156
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	-	0	0	-	-	?	-	-	-	-	-	--	-	-	-	0	0	0	0	-	-	-	-	-
10. To reduce contributions to climate change and mitigate the effects.	0	-	-	0	-	-	0	-	-	-	-	-	0	-	0	-	-	0	-	-	-	0	0	0	-
11. To conserve natural resources	-	-	-	-	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
12. To conserve and enhance biodiversity and geodiversity	0	0	-?	0	0	-?	0	0	--	-?	--	-?	-	--	0	--	-?	0	0	-?	--	-?	-?	0	-
13. To conserve and enhance the historic environment	?	0	0	?	0	0	0	0	0	--	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0
14. To achieve sustained and resilient economic growth	0	0	0	-	0	+	0	0	+	0	+	0	0	--	+	0	0	+	0	0	0	0	0	0	0
15. To enhance the rural economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	-	+	+	+	+	+	-	+	0	+	-	+	+	-	-	+	-	0	0	0	+

Bungay

Sustainability Objective	37	39	45	55
1. To improve the health and well-being of the population	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0
4. To improve access to key services and facilities	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+
7. To maintain air quality	0	?	?	0
8. To maintain and improve water quality	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	-	0	?
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-
11. To conserve natural resources	-	-	-	-
12. To conserve and enhance biodiversity and geodiversity	--	-	?	?
13. To conserve and enhance the historic environment	-	0	0	?
14. To achieve sustained and resilient economic growth	0	0	0	0
15. To enhance the rural economy	0	0	0	0
16. To enhance the viability and vitality of town centres	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	+	+	+	+

Halesworth and Holton

Sustainability Objective	13	14	32	65	73	76	86	87	89	102	103	106	115	116	121	122	140
1. To improve the health and well-being of the population	+	+	0	+	0	+	+	+	+	+	+	+	+	+	0	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	+	+	-	+	0	+	+	+	+	+	+	+	+	+	0	+	+
5. To reduce deprivation of all forms.	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+	+	0	+	+	+	0	+	+	+	+	+	+	+
7. To maintain air quality	?	0	0	?	0	-?	0	0	0	?	0	0	?	?	0	?	0
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	--	-	--	-?	?	--	--	--	-	--	-	--	--	-?	--	--
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	0	0	-	-	-	-	-	-	-	-	-	0	-	-

Sustainability Objective	13	14	32	65	73	76	86	87	89	102	103	106	115	116	121	122	140
11. To conserve natural resources	-	-	-	-	-	-	-	-	-	-	-	-	--	-	-	-	-
12. To conserve and enhance biodiversity and geodiversity	?	-?	0	-?	?	-?	-?	0	?	?	0	0	0	0	-?	-	0
13. To conserve and enhance the historic environment	--?	-	0	-?	?	-	-	0	0	?	?	0	0	0	?	0	0
14. To achieve sustained and resilient economic growth	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0	?	0
15. To enhance the rural economy	0	0	0	0	0	+	0	0	0	+	0	0	0	0	0	?	0
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	+	+	0	+	0	+	+	+	+	+	+	+	+	+	0	+	+

Sustainability Objective	148	151	152	153	154	155	159	160	161	162	163
1. To improve the health and well-being of the population	+	+	+	+	+	+	+	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	+	+	+	+	+	+	+	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	0	0	0	?	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	?	+	?	?	?
7. To maintain air quality	0	0	?	0	0	0	0	0	0	0	0
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	--	--	-	--	--	-?	--	--	?	--
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	+	-

Sustainability Objective	148	151	152	153	154	155	159	160	161	162	163
11. To conserve natural resources	-	-	-	-	-	-	-	-	-	-	-
12. To conserve and enhance biodiversity and geodiversity	--?	0	0	0	?	?	?	?	0	?	?
13. To conserve and enhance the historic environment	?	0	0	0	0	-	0	?	0	?	-?
14. To achieve sustained and resilient economic growth	-	0	0	0	0	0	?	?	?	?	?
15. To enhance the rural economy	0	0	0	0	0	0	?	0	?	?	?
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	?	?	?	?
17. To encourage efficient patterns of movement in support of economic growth	+	+	+	+	+	+	?	+	+	+	+

Southwold and Reydon

Sustainability Objective	5	6	26	38	117	118	138	142
1. To improve the health and well-being of the population	+	0	+	+	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	?
4. To improve access to key services and facilities	+	-	+	+	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	+	0	0	0	0
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	?	?	0	0	0
8. To maintain and improve water quality	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	--	--	--	--	--	--	-
10. To reduce contributions to climate change and mitigate the effects.	-	--?	-	-	-	-	-	-
11. To conserve natural resources	-	-	-	-	-	-	0	0

Sustainability Objective	5	6	26	38	117	118	138	142
12. To conserve and enhance biodiversity and geodiversity	0	-	0	?	0	0	?	0
13. To conserve and enhance the historic environment	0	-?	0	0	-	-?	0	?
14. To achieve sustained and resilient economic growth	0	0	0	+	0	0	0	0
15. To enhance the rural economy	0	0	0	?	0	0	0	0
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	+	+?	+	+	+	+	+	+

Rural Areas

Sustainability Objective	2	4	10	11	12	15	19	20	25	27	29	30	31	41	42	46	47	48	49
1. To improve the health and well-being of the population	-	0	0	+	+	0	0	+	0	+	+	+	0	+	+	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	-	0	0	+	+	-	-	+	-	+	+	+	+	+	+	+	+	+	+
5. To reduce deprivation of all forms.	0	0	0	0	0	0	+	0	?	+	+	+	+	+	+	+	+	+	+
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0
8. To maintain and improve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sustainability Objective	2	4	10	11	12	15	19	20	25	27	29	30	31	41	42	46	47	48	49	
water quality																				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	0	-	-	+	+?	-	-	0	-	0	-	-?	0	+	0?	+	-	0	
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11. To conserve natural resources	--	--	-	--	+	+	-	--	-	--	--	--	+	+	--	-	+	-	--	
12. To conserve and enhance biodiversity and geodiversity	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	
13. To conserve and enhance the historic environment	--	?	0	0	0	0	--?	?	0	0	--	0	0?	--?	0	0	?	0	0	
14. To achieve sustained and resilient economic growth	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0
15. To enhance the rural economy	+	0	0	0	-	-	+	0	0	+	+	+	0	+	+	+	-	+	+	

Sustainability Objective	2	4	10	11	12	15	19	20	25	27	29	30	31	41	42	46	47	48	49
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	0	-	-	0	+	-	-	0	-	0	-	-	-	+	-	0	0	0	-

Sustainability Objective	52	57	58	59	63	64	66	67	68	68 & 134 ⁸²	69	71	74	75	79	83	85	88	90
1. To improve the health and well-being of the population	0	+	0	+	+	+	0	+	+	0	0	+	-	+	0	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

⁸² This option involves housing on site 134 which is an existing playing field and relocating the playing field to site 68.

Sustainability Objective	52	57	58	59	63	64	66	67	68	68 & 134 ⁸²	69	71	74	75	79	83	85	88	90
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	-	+	-	+	+	+	+	+	+	+	-	-	-	-	-	+	+	-	+
5. To reduce deprivation of all forms.	0	+	0	+	+	+	+	+	+	+	0	+	+	+	+	0	0	?	+
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. To maintain and improve water quality	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	0	-?	-	-	0	0	0	0	-	-	-	0	0	-	-	-	-	0

Sustainability Objective	52	57	58	59	63	64	66	67	68	68 & 134 ⁸²	69	71	74	75	79	83	85	88	90
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11. To conserve natural resources	-	--	-	-	--	-	-	-	-	-	-	-	-	--	-	-	-	-	--
12. To conserve and enhance biodiversity and geodiversity	0	0	0	-	0	-	0	0	-	0	-	?	-	?	-?	-?	?	?	-?
13. To conserve and enhance the historic environment	0	0	?	0	--	0	?	0	--	0?	0	0	--	?	--	0	0	0	0
14. To achieve sustained and resilient economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. To enhance the rural economy	0	+	0	+	+	+	+	+	+	+	0	+	+	+	+	+	0	0	+
16. To enhance the	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sustainability Objective	52	57	58	59	63	64	66	67	68	68 & 134 ⁸²	69	71	74	75	79	83	85	88	90
viability and vitality of town centres																			
17. To encourage efficient patterns of movement in support of economic growth	-?	0	-	+	-	0	-	-?	0	0	-	-	0	-	-	0	0	-	0

Sustainability Objective	91	92	93	94	95	97	99	100	101	104	109	110	113	114	119	120	123	125	127
1. To improve the health and well-being of the population	0	+?	+?	0?	0	0	+	0	0	+	+	0	-	+	+	+	+	+	+
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	0	+	+	+	-	-	+	0	-	+	+	+	-	+	+	+	+	+	+
5. To reduce deprivation of all forms.	0	+	+	+	0	+	+	+	+	+	+	0	+	+	0	+	+	0	+

Sustainability Objective	91	92	93	94	95	97	99	100	101	104	109	110	113	114	119	120	123	125	127
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	-	-?	0	0	-	-	?	-	--	0	-	0	-	0	0	0	?	-?
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	--	-	-	-	-	-	-	-	-	-
11. To conserve natural resources	--	-	-	-	-	--	-	-?	-	-?	-	--	--	--	-	-	-	+	-
12. To conserve and enhance biodiversity and geodiversity	0	0	0	-	0	0	0?	0	0	-	0	0	0	0	0	0	0	0	0
13. To conserve and enhance the historic environment	0	0	0	0	0	0	0	0	0	--	--	0	0	0	--	0	0	--	-
14. To achieve sustained and resilient economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. To enhance the rural economy	0	+	+	+	0	0	+	+	+	+	+	+	0	+	0	0	+	0	+

Sustainability Objective	91	92	93	94	95	97	99	100	101	104	109	110	113	114	119	120	123	125	127
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	-	0	0	-	-	-	0	-	-	-	+	-	-	+	0	-	-	+	0

Sustainability Objective	128	129	130	131	132	134	127 & 135 ⁸³	139	141	143	144	146	149	150	157	158	167
1. To improve the health and well-being of the population	+	+	0	+?	+?	-	0	0	+	0	0	0	0	+	0	0	0
2. To improve levels of education and skills in the population	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social behaviour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To improve access to key services and facilities	+	+	+	+?	+?	-	+	-	+	+	-	-	+	+	-	+?	-
5. To reduce deprivation of all forms.	+	+	+	+	+	+	+	0	0	+	+	0	+	0	0	0	0

⁸³ This option involves housing on site 135 which is an existing playing field and relocating the playing field to site 127.

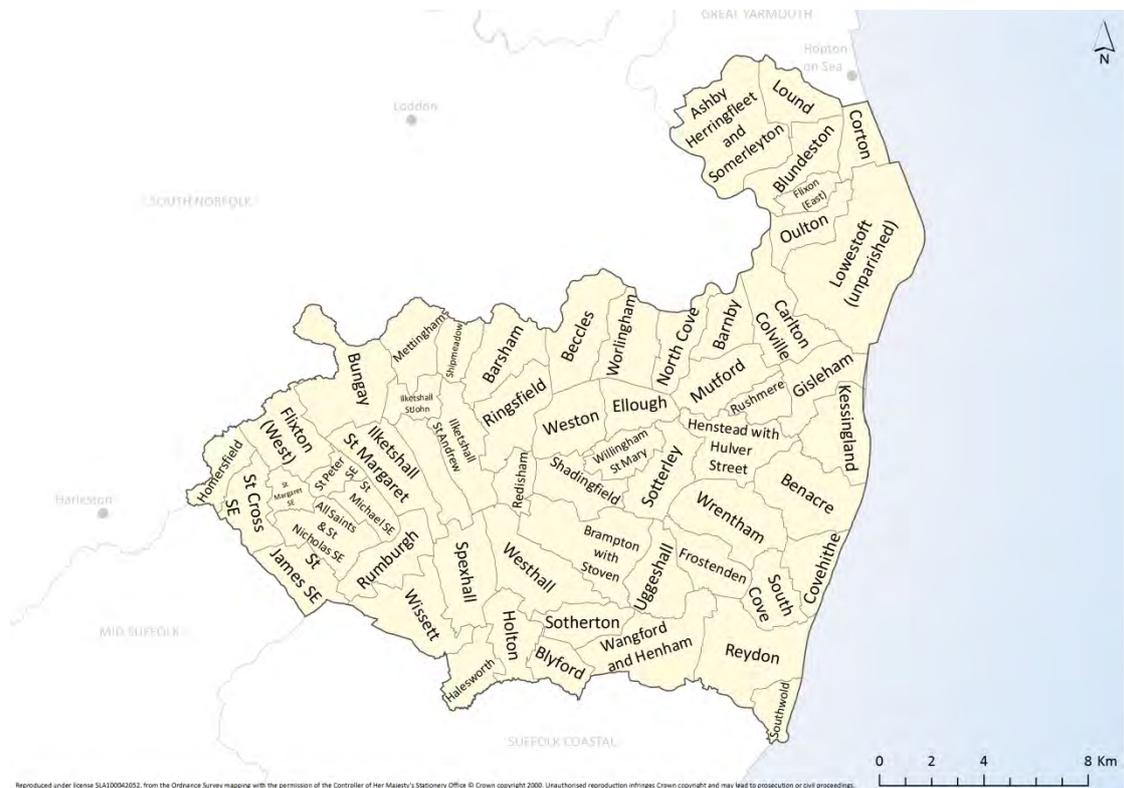
Sustainability Objective	128	129	130	131	132	134	127 & 135 ⁸³	139	141	143	144	146	149	150	157	158	167
6. To meet the housing requirements of the whole community	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7. To maintain air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?
8. To maintain and improve water quality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	0	--	-	-	-	-	-	--	-	-?	-	-	-	-	0	--
10. To reduce contributions to climate change and mitigate the effects.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11. To conserve natural resources	--	--	-	--	--	-	-	-?	-?	-?	-	-	-?	-?	-?	-	--
12. To conserve and enhance biodiversity and geodiversity	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-?	0
13. To conserve and enhance the historic environment	--	0	?	0	0	0	0?	0	?	0	0	?	0	0	0	0	--
14. To achieve sustained and resilient economic growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15. To enhance the rural economy	+	0	0	+	0	+	+	0	0	0	+	0	0	0	0	0	0

Sustainability Objective	128	129	130	131	132	134	127 & 135 ⁸³	139	141	143	144	146	149	150	157	158	167
16. To enhance the viability and vitality of town centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. To encourage efficient patterns of movement in support of economic growth	0	-	-	-	-	0	0	-	+	-	-	-	-	-	-	0	-

Appendix A – Geographical Definitions



Map of Wards



Map of Parishes



Map of Lowestoft, Market Towns, Rural Area

Settlement hierarchy definition

Settlement	Wards	Parishes
Lowestoft	Carlton, Carlton Colville, Gunton and Corton, Harbour, Kirkley, Normanston, Oulton, Oulton Broad, Pakefield, St Margaret's, and Whitton	unparished area of Lowestoft, Carlton Colville and Oulton + Flixton
Market Towns	Beccles North, Beccles South, Bungay, Halesworth, Southwold & Reydon and Worlingham	Beccles, Bungay, Halesworth, Southwold, Reydon and Worlingham
Rural areas	Blything, Kessingland, Lothingland, The Saints, Wainford and Wrentham	all other parishes

Appendix B – Population Data for Wards and Parishes

Waveney population – Wards (Census 2011)

Area Code	Name	Population	Settlement hierarchy
E05007228	Beccles North	5,005	Market Town
E05007229	Beccles South	5,118	Market Town
E05007230	Blything	2,150	Rural area
E05007231	Bungay	5,127	Market Town
E05007232	Carlton	4,586	Lowestoft
E05007233	Carlton Colville	8,505	Lowestoft
E05007234	Gunton and Corton	4,400	Lowestoft
E05007235	Halesworth	4,726	Market Town
E05007236	Harbour	7,818	Lowestoft
E05007237	Kessingland	5,105	Rural area
E05007238	Kirkley	7,439	Lowestoft
E05007239	Lothingland	2,568	Rural area
E05007240	Normanston	6,898	Lowestoft
E05007241	Oulton	4,387	Lowestoft
E05007242	Oulton Broad	4,619	Lowestoft
E05007243	Pakefield	6,563	Lowestoft
E05007245	Southwold and Reydon	3,680	Market Town
E05007244	St Margaret's	7,967	Lowestoft
E05007246	The Saints	2,242	Rural area
E05007247	Wainford	2,185	Rural area
E05007248	Whitton	7,269	Lowestoft
E05007249	Worlingham	4,673	Market Town
E05007250	Wrentham	2,224	Rural area
ualad09	Waveney	115,254	

Source website: NOMIS

Settlement hierarchy	Population	Percentage
Lowestoft	70,451	61.13%
Market Towns	28,329	24.58%
Rural Areas	16,474	14.29%
Waveney Total	115,254	100.00%

Waveney population – Parishes Best Fit (Census 2011)

Code	Name	Population	Settlement hierarchy
E04009482	All Saints and St. Nicholas, South Elmham + St. Peter, South Elmham + St Michael, South Elmham	233	Rural area
E04009483	Barnby	479	Rural area
E04009484	Barsham	215	Rural area
E04009485	Beccles	10,123	Market Town
E04009486	Benacre + Covehithe + South Cove	111	Rural area
E04009487	Blundeston	1,637	Rural area
E04009489	Brampton with Stoven	427	Rural area
E04009490	Bungay	5,127	Market Town
E04009491	Carlton Colville	8,505	Lowestoft
E04009492	Corton	1,099	Rural area
E04009496	Flixton	176	Rural area
E04009497	Frostenden	167	Rural area
E04009498	Gisleham	778	Rural area
E04009499	Halesworth	4,726	Market Town
E04009500	Henstead with Hulver Street + Rushmere	408	Rural area
E04009501	Holton	832	Rural area
E04009502	Kessingland	4,327	Rural area
E04009503	Lound	359	Rural area
E04009504	Mettingham	211	Rural area
E04009505	Mutford	471	Rural area
E04009506	North Cove	449	Rural area
E04009507	Oulton + Flixton	4,060	Lowestoft
E04009508	Redisham	125	Rural area
E04009509	Reydon	2,582	Market Town
E04009510	Ringsfield	323	Rural area
E04009511	Rumburgh	327	Rural area
E04009513	St. Andrew, Ilketshall	291	Rural area
E04009514	St. Cross, South Elmham + St Margaret, South Elmham	217	Rural area
E04009515	St. James, South Elmham	205	Rural area
E04009517	St. Lawrence, Ilketshall	158	Rural area
E04009518	St. Margaret, Ilketshall + St. John, Ilketshall	209	Rural area
E04009520	St. Mary, South Elmham Otherwise Homersfield	158	Rural area
E04009523	Shadingfield	178	Rural area
E04009524	Shipmeadow	140	Rural area
E04009525	Somerleyton, Ashby and	427	Rural area

Code	Name	Population	Settlement hierarchy
	Herringfleet		
E04009526	Sotherton + Blyford	193	Rural area
E04009527	Sotterley	113	Rural area
E04009529	Southwold	1,098	Market Town
E04009530	Spexhall	192	Rural area
E04009531	Uggeshall	145	Rural area
E04009532	Wangford with Henham	591	Rural area
E04009533	Westhall	342	Rural area
E04009534	Weston + Ellough	257	Rural area
E04009535	Willingham St. Mary	152	Rural area
E04009536	Wissett	268	Rural area
E04009537	Worlingham	3,745	Market Town
E04009538	Wrentham	966	Rural area
EEEE	Lowestoft [unparished area of]	56,932	Lowestoft

Source website: Suffolk Observatory

Settlement hierarchy	Population	Percentage
Lowestoft	69,497	60.30%
Market Towns	27,401	23.77%
Rural Areas	18,356	15.93%
Waveney Total	115,254	100.00%

Appendix C – List of Documents Scoped.

International Context

The Johannesburg Declaration on Sustainable Development – Commitments arising from summit. Sept 2002

Doha Amendment to the Kyoto Protocol, 2012

Rio +20 The Future We Want, 2012

The UN Millennium Declaration and Millennium Development Goals – Sept 2000

Bern Convention on the Conservation of European Wildlife and Natural Habitats – 1979

Ramsar convention on Wetlands of international importance especially as waterfowl habitat – 1971

Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)

UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)

UN Convention on Biological Diversity (1992)

European Spatial Development Perspective (May 1999)

Europe 2020 Strategy, 2010

Renewed EU Sustainable Development Strategy 2006

Review of the EU Sustainable Development Strategy 2009

European Directives:

Air Quality

Climate Change

Water

Land Use

Nature and Biodiversity (inc. European Landscape Convention, 2000)

Waste Management

Other EU Directives/Legislation

(Inc. The Convention for the Architectural Heritage of Europe, 1992)

The Protection of the Architectural Heritage of Europe (Granada Convention) 1985

National, Regional and Local Context – Generic

National Policy and Legislation

The UK Government Sustainable Development Strategy - Securing the Future, March 2005

Mainstream Sustainable Development: The Government's Vision and What this means in Practice, DEFRA 2011

National Planning Policy Framework

National Planning Practice Guidance, 2014

National Planning Policy for Waste, 2014

National Policy Statement for Waste Water, March 2012

National Policy Statement for the National Road and Rail Networks, Consultation Draft, December 2013

Aviation Policy Framework 2013
Protection of Wrecks Act 1973
UK Marine Policy Statement, 2013
East Marine Plan, MMO 2014
Strategic Framework for Road Safety (DfT, May 2011)

Regional and Local Strategies and Plans

Transforming Suffolk Community Strategy 2008-2028 (2008 revision)
Norfolk Ambition 'The Community Strategy for Norfolk', 2003-2023 (refreshed in 2008)
Waveney Sustainable Community Strategy, 2010-2028
Waveney District Council Business Plan 2012-2022
Suffolk Coastal District Council Corporate Outcomes 2012-2022
Waveney and Suffolk Coastal Joint Environmental Policy, 2012

Other Local Authority Local Plans / Local Development Frameworks

Parish Plans

National, Regional and Local Context – Social

Health

Suffolk Health and Wellbeing Strategy 2012-2022 (Early priorities for review May 2015)
NHS Five Year Forward View, 2014
Healthy Ambitions 2008-28, Nov 2008
Living Well with Dementia: Transforming the Quality and Experience of Dementia Care for the People of Norfolk 2009-2014
Great Yarmouth and Waveney Joint Strategic Needs Assessment 2009/2010
NHS Great Yarmouth and Waveney Clinical Commissioning Group (CCG) Five Year Strategic Plan 2014
Great Yarmouth and Waveney Healthy Weight Healthy Lives. Prevention and Management for Overweight and Obesity 2009-2014
James Paget Hospital 5 Year Strategy 2013-18
James Paget Hospital, Annual Report and Accounts 2014/15
James Paget Hospital Annual Report 2013/14
Supporting Lives, Connecting Communities, Market Position Statement for Adult and Community Services, April 2014

Education

Suffolk County Council – Raising the Bar- School Improvement Strategy 2015-2017
The Suffolk Education and Learning Infrastructure Plan

Crime and Community Safety

Suffolk Community Safety Partnerships Plan 2012/13
Suffolk Constabulary Anti-social Behaviour Strategy

Social Inclusion and Access to Services

Waveney Social Inclusion Statement (2004)
Waveney and Suffolk Coastal Equalities Scheme 2012-2014

Housing

Lifetime homes, lifetime neighbourhoods – A national strategy for housing in an Ageing Society, 2008

Private Sector Housing Renewal Strategy 2007 with updates in 2009 and 2010

Waveney Supporting Housing Strategy 2004 and Beyond, 2005

National, Regional and Local Context – Environment

Air and Water Quality

The Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007

Suffolk Local Authorities – Air Quality Management and New Development 2011

2012 Air Quality Update and Screening Assessment for Waveney District Council

Great Yarmouth Local Air Quality Management Review, ongoing

Water for People and the Environment: Water Resources Strategy Regional Action Plan Anglian Region, 2009

Anglian Water: Water Resources Management Plan, 2014

Environment Agency Catchment Abstraction Management Strategies East Suffolk (CAMS), 2013

Environment Agency River Basin Management Plans Anglian River Basin District (RBMPs), 2009

Environment Agency draft River Basin Management Plan for the Anglian River Basin District (RBMPs), 2014

Anglian Water Business Plan 2015-2020, 2014

Essex and Suffolk Water- Water Resources Management Plan, 2010-2035

Great Yarmouth and Waveney Water Cycle Strategy Scoping Study, 2009

Landscape and Countryside

National Parks and The Broads. UK Government Vision and Circular, 2010

Broads Plan, 2011

Broads Authority Climate Change Adaption Plan, 2016

The Potential Impacts of Climate Change on the Norfolk Broads, 2013

Broads Authority Landscape Character Assessment, 2006

Broads Authority Landscape Sensitivity Assessment, 2012

The Broads Authority Biodiversity Action Plan Framework Document, 2009

The Broads Authority Biodiversity Action Plan, 2009

A Strategy and Action Plan for Sustainable Tourism in The Broads (2011-15)

National Character Area profile: 82 Suffolk Coast and Heaths 2014

Integrated Landscape Character Objectives, Landscape East 2010

Suffolk Coast and Heaths AONB Management Strategy (June 2013-18)

Suffolk Historic Landscape Characterisation Map 2008

Touching the Tide Landscape Character Assessment August 2012 (Suffolk County Council Landscape Character Assessment)

Waveney District Council Landscape Character Assessment, 2008

Keepers of Time – A Statement of Policy for England's Ancient & Native Woodlands: Action Plan 2005-7 (Forestry Commission)

The Countryside and Rights of Way Act 2000

In Step With Suffolk: Rights of Way Improvement Plan 2006-16

Climate Change

Nottingham Declaration, 2000

Adapting to Climate Change: Ensuring Progress in Key Sectors, DEFRA 2013

UK Carbon Plan, 2011

Climate Change Act, 2008

Climate Change Risk Assessment, 2012

National Adaptation Programme, July 2013

Flood and Water Management Act 2010

National Energy Policy Statement DECC, 2011

Sustainable Energy Act, 2003

Sustainable Energy Act, 2006

Energy Act, 2013

Suffolk Climate Action Plan 2, 2012

Kelling to Lowestoft Ness Shoreline Management Plan (SMP)

Suffolk Shoreline Management Plan – Lowestoft Ness to Felixstowe Landguard Fort 2010

Suffolk Local Flood Risk Management Strategy, February 2013

Suffolk Coastal and Waveney Strategic Flood Risk Assessment, Feb 2008

Broads Authority Development and Flood Risk SPD, 2008

Anglian River Basin District – Consultation on the draft Flood Risk Management Plan (FRMP), 2014

Natural Resources

Waveney Contaminated Land Strategy (November 2008)

Joint Municipal Waste Management Strategy for Suffolk – Oct 2003

Waveney Waste Strategy – July 2002

Suffolk Minerals Core Strategy, 2008

Suffolk Waste Core Strategy, 2011

Suffolk Minerals Site Specific Allocations, 2009

Suffolk waste Site Specific Allocations, 2011

Joint Norfolk Municipal Waste Management Strategy, 2006-2020 Second Revision

Biodiversity

Wildlife and Countryside Act (1981, as amended)

The Natural Environment and Rural Communities Act, 2006

The Guidance for Local Authorities on Implementing the Biodiversity Duty (2007)

Natural England Standing Advice for Protected Species, ongoing

Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003) and Nature Nearby: Accessible Green Space Guidance (2010)

Working with the Grain of Nature: A Biodiversity Strategy for England (2002)

State of Nature – Lowlands – future landscapes for wildlife (2004)

Wild Anglia Manifesto, September 2013 Part One: Aims and Objectives

Wild Anglia Manifesto, September 2013 Part Two
Suffolk Biodiversity Action Plan, Updated October 2014
Suffolk's Nature Strategy, 2014
The Geological Conservation Review, ongoing
Suffolk Local Geodiversity Action Plan, 2006

Historic Environment

Heritage in Local Plans: How to create a sound plan under the NPPF (2012)
Ancient Monuments and Archaeological Areas Act, 1979
Planning (Listed Buildings and Conservation Areas) Act 1990
Streets for All East of England, English Heritage, March 2005
Conservation Area Appraisals
Conservation Area Management Plans

National, Regional and Local Context – Economic

Business and Employment

New Anglia LEP Strategic Economic Plan, 2014
Leading the Way: Green Economy Pathfinder Manifesto 2012-15, New Anglia LEP
Suffolk's Local Economic Assessment 2011
Suffolk Growth Strategy 2013
East Suffolk Growth Plan 2014-25
Great Yarmouth Economic Strategy, 2011-2016

Tourism

Suffolk Coast Tourism Strategy 2013-2023

Retail

Great Yarmouth and Waveney Retail and Leisure Study, 2006
Halesworth Retail Capacity and Opportunity Sites Assessment, 2010
Waveney Retail Capacity Update, 2010

Transport

Suffolk's Local Transport Plan, 2011-2031
Suffolk Cycle Strategy, 2014
Connecting Norfolk 'Norfolk's 3rd Local Transport Plan, 2011-2026

Appendix D – Scoping Report Consultation

The table below details the comments received on the Sustainability Appraisal Scoping Report between the 10th July to 14th August 2015 together with the Council's response.

Consultee	Comment	Council's Response
Environment Agency	<p><i>Are there any other plans and programmes that we should review as part of context review in Annex?</i></p> <p>We consider that this section of the report is comprehensive and we are not aware of any other plans and programmes that should be reviewed.</p>	No action required.
	<p><i>Are there any other sources of baseline information which we could include? Do you have any other comments on the information collated in the baseline section or the analysis of that information?</i></p> <p>We consider that this section of the report covers all relevant baseline information. We have No effects on the information collated.</p>	No action required.
	<p><i>Have we identified the right key sustainability issues and problems facing the District? Have we missed any key issues or problems?</i></p> <p>We consider that you have identified the right key sustainability issues and problems facing the District and none have been missed.</p>	No action required.
	<p><i>Do you agree with the sustainability objectives identified in the Sustainability Appraisal Framework? Are there any other objectives we should include?</i></p> <p>We broadly agree with the sustainability objectives identified.</p>	No action required.
	<p><i>Do you agree with the decision making criteria and the detailed site allocation decision</i></p>	Amend the Sustainability Appraisal

Consultee	Comment	Council's Response
	<p><i>making criteria included in the Sustainability Appraisal Framework?</i></p> <p>We broadly agree with the decision making criteria and detailed site allocation decision making criteria. We would however bring to your attention an issue relating to objective 8 'To maintain and improve water quality'. Development that is likely to cause deterioration in the status of a water body must be prevented, unless there is a derogation in place. This was the outcome in the recent ruling of the European Court of Justice in 'Bund für Umwelt und Naturschutz Deutschland eV v Bundesrepublik Deutschland' (Case C-461/13). With this in mind we recommend that the criterion 'Could the allocation option result in run-off of pollutants to nearby water courses', be revised slightly to read as follows:</p> <p>'Could the allocation option result in run-off of pollutants to nearby water courses that lead to a deterioration in its existing status and/or fail to achieve the objective of good status under the Water Framework Directive?'</p>	<p>Framework as suggested.</p>
<p>Historic England</p>	<p>Thank you for your email dated 10th July 2015. We have reviewed the Scoping Report and have the following detailed comments for you. Please note that Historic England have produced guidance entitled 'Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment'. Where we have made comment, below, further guidance on how to address these issues can be found in this document. See the link below:</p> <p>https://www.historicengland.org.uk/images-books/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment</p>	<p>Comment noted</p>

Consultee	Comment	Council's Response
	<p>The questions you have posed in your email have been used for ease of reference. Turning to our specific comments on the document:</p>	
	<p><i>1. Are there any other plans and programmes that we should review as part of the context review in Annex A?</i></p> <p>Yes, we recommend the inclusion of the following plans and programmes that should be reviewed as part of the context review in Annex A:</p> <p>International/European European Landscape Convention (Florence Convention) The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) The European Convention on the Protection of Archaeological Heritage (Valetta Convention)</p> <p>National Ancient Monuments and Archaeological Areas Act (1979)</p> <p>Local Conservation Area Character Appraisals and Management Plans Relevant SPD's</p>	<p>Scope the plans and programmes mentioned.</p>

Consultee	Comment	Council's Response
	<p>Please see our guidance in the link above for full advice on plans and programmes which should be included to ensure the adequate consideration of the Historic Environment.</p>	
	<p><i>Are there any other sources of baseline information which we could include? Do you have any other comments on information collated in the baseline section of the analysis of that information?</i></p> <p>We welcome the inclusion on the historic context of Waveney at 3. 2on page 5. Given the importance of the history of Waveney it is considered that this section could provide more detail. It could cover the general historic background of Waveney, a brief historic development of Waveney and changing landscape characterisation.</p> <p>We particularly support the inclusion of the topic 'Historic Environment' covered within the baseline section on page 6 4. The 'Historic Environment' is considered to be the best term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and the less tangible cultural heritage. We welcome the use of descriptions and tables outlining the designated heritage assets of Waveney. It is also considered that the designated heritage assets should be mapped within this section which would give greater indication of their distribution and highlight sensitive areas.</p> <p>Whilst it is appreciated that locally listed buildings are acknowledged there are concerns that no reference is made to non-designated heritage assets generally. The historic environment</p>	<p>Include a map showing the geographical distribution of heritage assets in the baseline section.</p> <p>Include a section on archaeology and scheduled ancient monuments. Include data from the historic environment record.</p>

Consultee	Comment	Council's Response
	<p>of Waveney is more than just the sum of its designated heritage assets; non-designated assets make up an important and valued part of this and it is important they are acknowledged as their protection is required by the NPPF. Therefore they should be acknowledged in the Sustainability Appraisal. In addition to the above there is no reference to unknown archaeology. It is therefore also considered that the unknown archaeology of Waveney should be acknowledged, explored and outlined within this section. Details of such assets are held on the Suffolk Historic Environment Record (HER). Whilst it is appreciated that it is difficult to tabulate non-designated heritage assets including archaeology it is considered they should be acknowledged and explored in this section generally. More information is contained in our guidance note.</p>	
	<p><i>Have we identified the right key sustainability issues and problems facing the District? Have we missed any key issues or problems?</i></p> <p>We support the acknowledgment of the Historic Environment within the table covering Environmental Issues and Problems on page 89 and we agree with the two issues raised. It is considered that the general conservation and enhancement of heritage assets and their settings (designated and non-designated) is an issue which should be raised on page 89. We also consider that the first issue which covers development pressures should include risk from neglect and decay. Given the above we also recommend that paragraph 3.141 on page 66 and the 'Key Issues and Problems' on page 67 is updated to include the additional recommended issue and the recommended amendment to the first issue.</p>	<p>Amend the key issue identified on the sensitivity of the historic environment to include sensitivity from neglect and decay.</p> <p>It is agreed that there are opportunities through development to enhance the historic environment. It is for that reason that objective 13 in the Sustainability Appraisal Framework includes the term 'enhance'. It is beyond the scope of</p>

Consultee	Comment	Council's Response
	<p>We were surprised to see that the table on page 89 does not include a column for opportunities. It is considered that the Historic Environment can make a significant contribution to the success of development and there are many opportunities for the enhancement of the Historic Environment which comes from sustainable development proposals. It is considered that the Sustainability Appraisal should highlight these opportunities. Example opportunities for the Historic Environment to include within the Sustainability Appraisal can be seen on page 9 of our guidance in the link above.</p>	<p>the Sustainability Appraisal to list all the opportunities arising from each sustainability issue.</p>
	<p><i>Do you agree with the sustainability objectives identified in the Sustainability appraisal Framework? Are there any other objectives we should include?</i></p> <p>We welcome the inclusion of sustainability objective number 13 which covers the Historic Environment. We would advise that it is re-worded to read, 'To conserve and enhance the historic environment, heritage assets and their settings', to be clear in what the objective covers.</p>	<p>It is considered that it is sufficiently clear what the objective covers given the reference to heritage assets and their settings in the decision making criteria to support the objective.</p>
	<p><i>Do you agree with the decision making criteria and the detailed site allocation decision making criteria included in the Sustainability Appraisal Framework?</i></p> <p>We agree with both the decision making criteria and the detailed site allocation decision making criteria of objective 13. Under the decision making criteria of the detailed site allocations we would recommend the inclusion of the question, 'Will the allocation option harm a non-designated heritage asset?'</p>	<p>Agree. Add an additional criterion covering non-designated heritage assets.</p>

Consultee	Comment	Council's Response
	<p><i>Do you have any other comments on the Scoping Report?</i></p> <p>It is acknowledged that the Scoping Report does not include a section on indicators and monitoring or outlines the proposed assessment process. It is considered that the report should cover these two topics to ensure that appropriate means of monitoring and assessment processes are used to inform the final Sustainability Appraisal. Example indicators and monitoring and appropriate assessment processes regarding the Historic Environment can be seen on pages 11to 14 of our guidance in the link above.</p> <p>We would also encourage you to work with local conservation officers, archaeology officers and local heritage community groups in the preparation of the Sustainability Appraisal.</p> <p>Please note that any reference to 'English Heritage' within the document should be changed to 'Historic England'. The organisation has been divided into two, English Heritage being responsible for the charity's properties and Historic England being responsible for government advice on the Historic Environment.</p>	<p>The Sustainability Appraisal Report will include a section on indicators and monitoring. Indicators will be dependent on what significant effects are predicted to arise as a result of the plan.</p>
Natural England	<p><i>Are there any other plans and programmes that we should review as part of context review in Annex A?</i></p> <p>I suggest that Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011) is included in Annex A.</p>	<p>Scope Biodiversity 2020: A strategy for England's wildlife and ecosystem services</p>
	<p><i>Are there any other sources of baseline information which we could include? Do you</i></p>	<p>Suffolk Biological Records Centre were</p>

Consultee	Comment	Council's Response
	<p><i>have any other comments on the information collated in the baseline section or the analysis of that information?</i></p> <p>I suggest that you contact Suffolk Biological Records Centre for their information if you have not already done so. I suggest that internationally designated sites are included in Figure 3.42 Sites of Special Scientific Interest.</p>	<p>consulted on the Scoping Report and will be consulted on drafts of the Sustainability Appraisal Report and the Local Plan.</p> <p>Include new sub-section on international sites in the Biodiversity and Geodiversity section.</p>
	<p><i>Have we identified the right key sustainability issues and problems facing the District? Have we missed any key issues or problems?</i></p> <p>I suggest that there is a clarification of the statement that 50% of SSSIs remain in an unfavourable condition; the target that we are working towards is that 'at least 50% of SSSIs are in favourable condition, while maintaining at least 95% in favourable or unfavourable recovering condition'. SSSI units within Waveney District are meeting the 50% in favourable condition but 45% of units need to be in unfavourable recovering condition to meet our Biodiversity 2020 target; the SA scoping report identifies that currently 35% of SSSI units are in unfavourable recovering condition. To be consistent with other sections, an additional key issue for 'Biodiversity and geodiversity' could be included to say that key biodiversity sites are sensitive to development.</p>	<p>Amend key issue relating to 50% of SSSIs in favourable condition to make reference to the Biodiversity 2020 target. Add in extra key issue with respect to the sensitivity of biodiversity sites to development.</p>
	<p><i>Do you agree with the sustainability objectives identified in the Sustainability Appraisal Framework? Are there any other objectives we should include?</i></p> <p>Natural England agrees with the sustainability objectives.</p>	<p>No action required.</p>

Consultee	Comment	Council's Response
	<p><i>Do you agree with the decision making criteria and the detailed site allocation decision making criteria included in the Sustainability Appraisal Framework?</i></p> <p>Natural England agrees with 9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes. With regard to 12. To conserve and enhance biodiversity and geodiversity, I suggest adding a word to the additional criteria as follows: <i>Are there any BAP habitats or species on the site, could these be enhanced, protected, connected or lost through the development of the allocation option?</i></p>	<p>Amend the Sustainability Appraisal Framework as suggested</p>
	<p><i>Do you have any other comments on the Scoping Report?</i></p> <p>For clarity, an explanation of what counts as a site of biodiversity value could be included in section 3.30, for example, SSSIs, CWSs, ancient woodlands and any other sites included in Fig 3.41</p>	<p>Amend paragraph 3.130 to list the types of biodiversity site present in Waveney.</p>
<p>Anglian Water</p>	<p>Section 3.96 Sewage Treatment Capacity (page47)</p> <p>Sewage treatment works are now referred to as Water Recycling Centres. The information within this section is out of date and is not based on the most upto date information; Kessingland Water Recycling Centre currently has some capacity for growth. Reference to water treatment centres is misleading and may cause confusion as it implies treatment of potable water, also reference to sewerage treatment is incorrect and should be corrected to water recycling capacity.</p>	<p>Change reference from Sewage Treatment Works to Water Recycling Centres. The Sustainability Appraisal Report baseline will have reference to the results of an updated Water Cycle Study which will be commissioned later in 2016.</p>
	<p>Section 3.121 Surface Water and Ground water Resources (page 58) .</p>	<p>The Sustainability Appraisal Report</p>

Consultee	Comment	Council's Response
	Information taken from the Waveney & Great Yarmouth Joint Water Cycle Strategy Scoping Study, March 2009 is out of date and in need of review	baseline will have reference to the results of an updated Water Cycle Study which will be commissioned later in 2016.
	<p>Listing No.8 of Sustainability Appraisal Framework (page 94)</p> <p>Refers to wastewater treatment works – should be changed to water recycling centres.</p>	Change reference from wastewater treatment works to Water Recycling Centres
	<p>6.2 Consultation Question 1 (page 100)</p> <p>The Waveney & Great Yarmouth Joint Water Cycle Strategy Scoping Study, March 2009 is in need of review.</p>	The Sustainability Appraisal Report baseline will have reference to the results of an updated Water Cycle Study which will be commissioned later in 2016.
Broads Authority	<p><u>Page 12 – Education.</u></p> <p>Talks about education attainment, but does not seem to refer to capacity of schools.</p>	The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible such as attainment. Whilst capacity of a school may have an impact on attainment it is not a determining factor.
	<u>General Census Data.</u>	Comment noted.

Consultee	Comment	Council's Response
	<p>You can find Census data for the entire Broads area here: http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-296271</p>	
	<p><u>Water Quality</u> Section 3.97 and 3.98 do not seem consistent. The arrows imply that water quality is reducing but the text implies that the adopted policies are stopping water quality from getting worse</p>	<p>It is considered that the two paragraphs are consistent. Existing policies are helping to mitigate a decline in water quality. However, the overall trend despite this mitigation is of decline due mainly to agricultural practices. Without existing policies in place the effect would be more significant.</p>
	<p><u>Landscape character</u> Reference to the Broads LCA and the Broads Landscape Sensitivity Study should be made here.</p>	<p>Add reference to the Broads LCA and Landscape Sensitive Study in paragraph 3.103.</p>
	<p><u>Climate Change</u> The Broads is also threatened by climate change. The 2009 'medium emissions' scenario for the East of England predicts:</p> <ul style="list-style-type: none"> • . Warmer, wetter winters • . Drier, hotter summers • . More frequent extreme events (e.g. storms and heavier rainfall) 	<p>Scope: Broads Climate Adaptation Plan (Revised draft June 2015) and The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013</p>

Consultee	Comment	Council's Response
	<ul style="list-style-type: none"> Sea level rise off the Norfolk and Suffolk coast of 37cm <p>The following documents are of importance to this section:</p> <p>Broads Climate Adaptation Plan (Revised draft June 2015) http://www.broads-authority.gov.uk/looking-after/climate-change</p> <p>The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013. http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf</p>	
	<p><u>Geodiversity</u></p> <p>This section does not really talk about geodiversity, such as RIGS</p>	<p>There are no Regionally Designated Geological sites within Waveney. The main sites of geological interest are SSSIs which is covered in paragraph 3.132.</p>
	<p><u>Historic Environment</u></p> <p>This section does not seem to talk about Archaeology and non designated heritage assets.</p>	<p>Add information on archaeology, including the historic environment record. Paragraph 3.138 refers to the number of locally listed buildings which are non-designated heritage</p>

Consultee	Comment	Council's Response
		assets.
	<p><u>Renewable Energy</u> There is not an obvious section about renewable energy. As the Waveney Local Plan progresses and you look into wind energy, please ensure you use the Broads Landscape Sensitivity Study as this discussed the setting of the Broads. It rates areas of the Broads on a moderate to high scale but also the areas outside of the Broads in relation to its setting: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</p>	<p>The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible. Climate change is the main output indicator with respect to renewable energy. Renewable energy issues will, be considered as part of the Local Plan.</p>
	<p><u>Sustainability Appraisal Framework</u> 10 – to mitigate <i>is</i> to reduce. There is adaptation and resilience to climate change as well. 12 – what about County Wildlife Sites? This refers only to national designations but the SA Scoping Reports talks about how the current plans protect CWS.</p>	<p>The reason for adaptation and resilience to climate change is to mitigate the effects. Therefore, the term mitigate is considered to suitable in this context.</p> <p>Objective 12 covers all designated sites including county wildlife sites.</p>
	<p><u>Other documents to assess</u> National Parks and the Broads Circular: https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010</p>	<p>Scope the following documents:</p> <ul style="list-style-type: none"> National Parks and the Broads Circular:

Consultee	Comment	Council's Response
	<p>Broads Landscape Character Assessment: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-character-assessments</p> <p>Broads Landscape Sensitivity Study: http://www.broads-authority.gov.uk/news-and-publications/publications-and-reports/planning-publications-and-reports/landscape-sensitivity-studies</p> <p>Broads Management Plan: http://www.broads-authority.gov.uk/__data/assets/pdf_file/0015/402045/Broads-Plan-2011.pdf</p> <p>Broads Climate Adaptation Plan (Revised draft June 2015): http://www.broads-authority.gov.uk/looking-after/climate-change</p> <p>The Potential Impacts of Climate Change on the Norfolk Broads, Dr Jeff Price, 2013: http://www.broads-authority.gov.uk/__data/assets/pdf_file/0003/438816/Jeff-Price-report.pdf</p> <p>Broads Biodiversity Action Plan: http://www.broads-authority.gov.uk/looking-after/managing-land-and-water/biodiversity</p> <p>Broads Tourism Strategy: http://www.broads-authority.gov.uk/__data/assets/pdf_file/0006/405582/Tourism_Strategy_for_the_Broads.pdf</p>	<ul style="list-style-type: none"> • Broads Landscape Character Assessment • Broads Management Plan • Broads Climate Adaptation Plan (Revised draft June 2015) • The Potential Impacts of Climate Change on the Norfolk Broads • Broads Biodiversity Action Plan • Broads Tourism Strategy
Mid Suffolk	<p>Have a look at our SA work for our January Issues and Options. There is a strong list of plans and programmes therein (we believe to be comprehensive at that point in time). You can also find our baseline for comparison – together these set out our current evidence etc.</p> <p>www.midsuffolk.gov.uk/jointlocalplan</p>	Comment noted.

Consultee	Comment	Council's Response
	<p>We will have new employment land study, OAN, SHLAA and retail study available soon (later in summer) which may provide information for you.</p>	
Norfolk County Council	<p>The SA Scoping Report should address any potential strategic cross-boundary issues with Norfolk County Council, particularly with regard to infrastructure Delivery, covering;</p> <ul style="list-style-type: none"> (a) Transport – links between Norfolk and Suffolk, for example, strategic road links to the area (A47/A12) as well as rail links and any potential improvements; (b) Education – address any potential cross boundary flows of children between the respective local education authority areas ; and (c) Green Infrastructure – (see comments below). 	<p>Agree that the Sustainability Appraisal should consider cross-boundary impacts and issues The baseline section reports on the volume of traffic heading to and from Great Yarmouth. The education section of the baseline reports attainment both by population and by school. Reporting by school will cover Norfolk school children attending schools in Waveney.</p>
	<p>Any significant development close to the Norfolk boundary could potentially have an impact on infrastructure and services in Norfolk. This might for example require using funds (CIL) collected in Waveney being spent on mitigation in Norfolk. It might be useful as part of any SA Scoping work to consider the mechanisms for funding/providing infrastructure as this could be critical in terms of delivering sustainable development in line with the NPPF.</p>	<p>It is not the purpose of the Sustainability Appraisal to consider mechanisms for the funding of infrastructure.</p>

Consultee	Comment	Council's Response
	<p>Biodiversity (page 61) - The report discusses 'biodiversity sites' and contains specific sections on SSSIs and County Wildlife Sites. These are the second and third tiers of protected sites (NPPF para. 117). The first tier, the International Sites that make up the Natura 2000 network, are only mentioned in passing in the section on SSSIs – and even then reference is only made to SPAs and SACs; RAMSAR sites are not mentioned at all.</p> <p>The lack of a specific section on Natura 2000 sites and the implications on these from the growth agenda is considered an omission. The Planning Inspectorate is regularly asking questions as to the compatibility of sustainability appraisals and Habitat Regulation Assessments, required under the Conservation of Species and Habitat Regulations 2010.</p>	<p>Include new sub-section on international sites in the Biodiversity and Geodiversity section.</p>
<p>Suffolk County Council</p>	<p>1.4. page 1.</p> <p>The report should set out the statutory processes which Waveney is following through this SEA process, e.g.:</p> <p>This Scoping Report follows and sets out the requirements of the SEA and has been developed in accordance with the following:</p> <ul style="list-style-type: none"> • Directive 2001/42/EC 'on the assessment of the effects of certain plans, and programmes on the environment' (European Commission, 2001) i.e. the Strategic Environmental Assessment Directive; • Environmental Assessment of plans and programmes Regulations 2004 (SI 2004 No 1633); 	<p>The Sustainability Appraisal Report will set out the statutory requirements which are being followed.</p>

Consultee	Comment	Council's Response
	<ul style="list-style-type: none"> • A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005); • Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment. (4th April 2013 European Commission). 	
	<p>Health, page 8 onwards</p> <p>There doesn't appear to be any consideration given to mental health. Could we also discuss if and how the matters considered in the SA relate to the Health and Wellbeing Objectives (as they stand)?</p>	<p>Add into the baseline section consideration of mental health data and links to the Health and Wellbeing objectives.</p>
	<p>Key Issues and Problems, page 15</p> <p>Should this include land use issues related to education? e.g. land for schools, funding for additional school places and safe/healthy routes to school...? There's a role for the local plan in managing these issues.</p>	<p>The Sustainability Appraisal baseline attempts to focus on output indicators of sustainability where possible such as attainment. At present there are no indications that there are any land or funding issues in relation to education.</p>
	<p>Housing and Population, page 31 onwards</p> <p>The Planning Practice Guidance sets out requirements for justifying higher standards of accessibility in new housing (http://planningguidance.planningportal.gov.uk/blog/guidance/housing-optional-technical-standards/accessibility-and-wheelchair-housing-standards/#paragraph_007). The</p>	<p>It is not really the purpose the Sustainability Appraisal to identify the data required to support accessibility standards. However, these will be looked at as part of the preparation of the Local Plan and sustainability</p>

Consultee	Comment	Council's Response
	<p>Sustainability Appraisal could helpfully set out some of the data required, to demonstrate how higher accessibility standards will improve health outcomes for older people (when it comes to justifying policies).</p> <p>The section on 'Key Issues and Problems' recognises the needs of older people – we also need to work together to consider other specific needs, such as people with physical disabilities and people with learning disabilities.</p>	<p>implications will be assessed by the Sustainability Appraisal.</p> <p>The Local Plan will need to consider needs of people with physical and learning disabilities, however, these issues have not been recognised as key sustainability issues through the baseline review.</p>
	<p>3.107, page 53</p> <p>Comment:</p> <p>What are domestic CO2 emissions? The trend presented in figure 3.36 shows only emissions for Industry, commercial and transport. Any explanation as to why domestic CO2 emission per capita has seen the smallest decrease since 2005?</p>	<p>There is an error in the key to Figure 3.36. 'Commercial' should read 'domestic'.</p>
	<p>3.110, page 54</p> <p>Comment:</p> <p>Table 3.18 shows a sharp decrease in trend in the SAP rating of homes for the period from 2011-2013. No mentioning or explanation is given to this in the report. The source of the data is not provided. The whole table 3.18 appears to be incomplete (missing data from 2005 to 2010) and with likely what appears to be an erroneous sharp increase in 2011. It needs</p>	<p>Comment noted. Consider deleting section due to reliability of data.</p>

Consultee	Comment	Council's Response
	clarification.	
	<p>Natural Resources, page 57</p> <p>This section needs to give consideration to mineral resources, and the need to work with the County Council to ensure that (collectively), mineral resources will be managed sustainably. Paragraph 3.126 sets out some of the roles of the Minerals Plan, in protecting the environment from the impacts of quarrying and protecting mineral handling facilities from conversion to other uses.</p>	Comment noted.
	<p>Historic Environment, Page 66</p> <p>This section doesn't make reference to any sources of data on archaeological assets. It could include reference to Scheduled Ancient Monuments and the Historic Environment Record. Effects on archaeological assets should be a consideration in assessing effects on the historic environment. The distribution and significance of archaeological assets is particularly relevant in determining constraints on settlements and specific sites.</p>	Comments noted. Include a section on archaeology and scheduled ancient monuments. Include data from the historic environment record.
	<p>Annex, page 68</p> <p>Middle column: Implications for the Local Plan: Local plan policies should promote energy efficient design for business premises and private houses.</p>	The Sustainability Appraisal attempts to focus on output indicators of sustainability where possible. Energy efficient buildings are a means to an end (lower greenhouse gas emissions). Therefore Local Plan

Consultee	Comment	Council's Response
	<p>Local plan policies should encourage the development of renewable energy facilities, both as standalone facilities and as part of wider developments.</p> <p>However,</p> <p>Implications for Sustainability Appraisal suggests:</p> <p>Include objectives which encourage the reduction of carbon emissions and which seek to enable mitigation and adaptation to climate change.</p> <p>This does not suggest the corresponding indicators to measure against implementation of the 'Implications for the Local Plan'. There is no reference in the indicators proposed in the SA Framework for the SA objective 10 'To reduce contributions to climate change and mitigate the effects', to promote energy efficient design for business premises and private houses or to encourage the development of renewable energy facilities.</p> <p>Recommendation2:</p> <p>To include in the SA Framework for the SA objective 10 decision making criteria reflecting promotion of energy efficient design and development of renewable energy facilities</p>	<p>policies promoting energy efficiency will help reduce greenhouse gas emissions and therefore contribute to achieving the sustainability objective.</p>
	<p>3.177 – 3.179</p> <p>This section focuses on the role of town centres as retail centres, and doesn't appear to consider the 'vitality' of town centres in broader terms; as centres for leisure, social and community facilities. The County Council occasionally seeks to encourage pre-school provision in town centres, and would argue that pre-schools in locations such as these support retail facilities through encouraging footfall. Is there potential for the sustainability appraisal to give broader consideration to the role of town centres.</p>	<p>Comments noted. The Sustainability Appraisal framework does consider the vitality of town centres including the provision of all town centre uses within town centres. As more information about other town centre uses becomes available as part of the evidence base for the Local Plan this</p>

Consultee	Comment	Council's Response
		will be updated in the baseline.
	<p>Other documents for scoping –</p> <p>The Suffolk Education and Learning Infrastructure Plan (soon to be updated, current version here)</p> <p>Suffolk Growth Strategy (click here)</p>	<p>Scope The Suffolk Education and Learning Infrastructure Plan. The Suffolk Growth Strategy has already been scoped.</p>

Appendix E – Emerging Options Sustainability Appraisal

Strategic Options - Overall Distribution of Development

Strategic Option: Where Should the Growth Go – Overall Growth - Option 1 – Continue to focus growth in Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Long Term	Permanent	Focusing the majority of growth in Lowestoft which benefits from a wide range of services and recreational open spaces in accessible locations including health care facilities should help enhance the health and wellbeing of the population. However, growth of this scale will result in further elongation of the town with new developments some distance from the town centre. Development in other settlements of the scale suggested by this option, should have good access to services and facilities which will encourage healthy lifestyles.
2. To improve levels of education and skills in the population	+?	Long term	Permanent	Demand for new employment space is highest in Lowestoft associated with the growth in offshore wind and the sub-regional linkages with Great Yarmouth. More development in Lowestoft may encourage people with higher qualifications to move to and remain in the District.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+?	Long term	Permanent	Lowestoft has a good range of services and facilities. However, growth of this scale will result in

Sustainability Objective	Effect	Timescale	Permanence	Comments
				further elongation of the town with new developments some distance from the town centre. Development in other settlements of the scale suggested by this option, should have good access to services and facilities
5. To reduce deprivation of all forms.	+	Long term	Permanent	Demand for new employment space is highest in Lowestoft associated with the growth in offshore wind and the sub-regional linkages with Great Yarmouth. Significant further development in Lowestoft, including employment development will help address the deprivation issues experienced by the town through increasing average earnings, reducing unemployment and producing balanced communities. Modest development in the rural areas may help address some rural deprivation issues.
6. To meet the housing requirements of the whole community	++?	Long term	Permanent	The option will meet objectively assessed needs. However, there is some uncertainty at the moment as to whether the market in Lowestoft could deliver this quantum of growth and whether values are high enough in the Lowestoft area to deliver significant levels of affordable housing.
7. To maintain air quality	?	Long term	Permanent	The option will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	n/a	n/a	Whilst it is likely that Lowestoft Water Recycling Centre will be able to accommodate new development

Sustainability Objective	Effect	Timescale	Permanence	Comments
				without undermining bathing water quality, it is uncertain whether levels of growth promoted in other settlements could be accommodated without undermining river water quality objectives and bathing water quality. Beccles and Worlingham water recycling centres are at capacity and further flows could undermine the water quality of the River Waveney reducing the ability to meet water quality objectives under the Water Framework Directive. It is uncertain at present whether the water recycling centres could be upgraded to accommodate these flows without an adverse effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	Some of the landscapes around Lowestoft are particularly sensitive to development. Dependent on the sites selected to accommodate development there could be a significant negative impact on the landscape. Dependent on the sites selected to accommodate development, levels of growth elsewhere are unlikely to have such a significant effect on the landscape with the exception of Halesworth which is surrounded by sensitive tributary valley farmland and rural river valley landscapes and Southwold and Reydon where any new development will likely have to be in the Area of Outstanding Natural Beauty.
10. To reduce contributions to climate	-	Long term	Permanent	The scale of development proposed will increase carbon emissions

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				through construction and during operation through increased traffic and heating and electricity usage from the new development. However, emissions will be minimised as new housing will be focussed to areas with the highest demand for employment thereby potentially reducing commuting times. Currently, Lowestoft has high levels of self containment in commuting with 54% of working people living in the town working in the town. This could improve with focussing housing and employment development in the town.
11. To conserve natural resources	--	Short Term	Permanent	This option will result in the loss of significant amounts of undeveloped greenfield land. Furthermore much of the agricultural land around Lowestoft is higher grade.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Barents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites. New development in and around Lowestoft does have the potential to create and enhance ecological networks and create new habitats. Potential impact on water quality described under objective 8 could have an effect on the Broads SAC and SPA which are downstream from Beccles. New development in and around Lowestoft does have the potential to create and enhance

Sustainability Objective	Effect	Timescale	Permanence	Comments
				ecological networks and create new habitats
13. To conserve and enhance the historic environment	?	n/a	n/a	It is unlikely that the option will have any effects on the historic environment but this will be dependent on the sites selected.
14. To achieve sustained and resilient economic growth	++	Long term	Permanent	The option will deliver employment and housing growth in the area with highest demand for new employment development.
15. To enhance the rural economy	+	Long term	Permanent	The option promotes modest levels of growth in the rural areas which will help support the rural economy and address specific rural issues.
16. To enhance the viability and vitality of town centres	+	Long term	Permanent	The option has the potential to benefit Lowestoft and town centre and the other centres through the modest levels of growth proposed for each town. However, the benefits for Lowestoft town centre may be reduced as growth of this scale will result in further elongation of the town with new developments some distance from the town centre. The option could end up creating new centres which divert some of the new trade potential away from the town centre.
17. To encourage efficient patterns of movement in support of economic growth	++?	Long term	Permanent	New housing will be focussed to areas with the highest demand for employment thereby potentially significantly reducing commuting times. Currently, Lowestoft has high levels of self containment in commuting with 54% of working people living in the town working in the town. This could improve with focussing housing and employment development in the town. Most out

Sustainability Objective	Effect	Timescale	Permanence	Comments
				commuting from the District goes to Great Yarmouth so more development in close proximity to Great Yarmouth could also help reduce commuting distances.
Potential Mitigation Measures	Provision of open spaces, and new services and facilities on larger allocations will enhance the potential positive benefits under objective 1 and 4. Significant negative effects on the landscape could be mitigated through selecting sites with the least impact on the landscape and ensuring localised impacts are mitigated through planting, open space and retention of landscape features. Significant effects on natural resources cannot be mitigated as the scale of growth will necessitate the loss of high grade agricultural land. Potential recreational impacts on protected biodiversity sites could be mitigated through the provision of suitable alternative open spaces and potential positive effects on biodiversity could be secured through new open spaces, planting and the creation new ecological networks.			

Strategic Option: Where Should the Growth Go – Overall Growth - Option 2 – Promote Significant Growth in Beccles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Long Term	Permanent	This option focuses a majority of growth in Lowestoft which benefits from a wide range of services and recreational open spaces in accessible locations including health care facilities which should help enhance the health and wellbeing of the population. It also promotes significant growth in Beccles where many services would be in walking and cycling distance of new developments which should help enhance the health and wellbeing of the population though encouraging more active lifestyles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Development in other settlements of the scale suggested by this option, should have good access to services and facilities which will encourage active lifestyles.
2. To improve levels of education and skills in the population	?	n/a	n/a	It is uncertain what the effect on this objective will be. Lower levels of development in Lowestoft where demand is highest for new employment development may not achieve the same benefits of attracting and retaining highly qualified people.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+?	Long term	Permanent	Beccles has a good range of services and facilities and development of scale may help provide additional services and facilities to the benefit of the town. Development in other settlements of the scale suggested by this option, should have good access to services and facilities
5. To reduce deprivation of all forms.	+	Long term	Permanent	Further development in Lowestoft, including employment development will help address the deprivation issues experienced by the town through increasing average earnings, reducing unemployment and producing balanced communities. Modest development in the rural areas may help address some rural deprivation issues.
6. To meet the housing requirements of the whole community	++	Long term	Permanent	The option will meet objectively assessed needs. Market information suggests strong demand in Beccles with higher

Sustainability Objective	Effect	Timescale	Permanence	Comments
				house prices than Lowestoft. This may provide more scope to secure affordable housing. The split between Beccles and Lowestoft of development should provide greater certainty that objectively assessed needs could be met.
7. To maintain air quality	?	Long term	Permanent	The option will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	n/a	n/a	Whilst it is likely that Lowestoft Water Recycling Centre will be able to accommodate new development without undermining bathing water quality, it is uncertain whether levels of growth promoted in other settlements could be accommodated without undermining river water quality objectives and bathing water quality. Beccles and Worlingham water recycling centres are at capacity and further flows could undermine the water quality of the River Waveney reducing the ability to meet water quality objectives under the Water Framework Directive. It is uncertain at present whether the water recycling centres could be upgraded to accommodate these flows without an adverse effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	Some of the landscapes around Lowestoft are particularly sensitive to development and less development directed to Lowestoft will reduce the risk of significant effects on the landscape.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Dependent on the sites selected to accommodate development, levels of growth elsewhere including significant growth in Beccles is unlikely to have such a significant effect on the landscape with the exception of Halesworth which is surrounded by sensitive tributary valley farmland and rural river valley landscapes and Southwold and Reydon where any new development will likely have to be in the Area of Outstanding Natural Beauty.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The scale of development proposed will increase carbon emissions through construction and during operation through increased traffic and heating and electricity usage from the new development. However, emissions will be minimised as new housing and employment will be focussed in accessible locations in Beccles and Lowestoft. Currently, Beccles and Lowestoft have high levels of self containment in commuting with 41% and 54% of working people living in the town working in the town. This could improve with focussing housing and employment development in the towns. Beccles also currently has a similar number of workers in the town to working people.
11. To conserve natural resources	--	Short Term	Permanent	This option will result in the loss of significant amounts of undeveloped greenfield land. Furthermore much of the agricultural land around Lowestoft is higher grade and some

Sustainability Objective	Effect	Timescale	Permanence	Comments
				of the land likely to be needed to deliver significant levels of growth in Beccles is high grade agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites. However, with more significant levels of growth in Beccles it might be that development in south Lowestoft could be avoided. Potential impact on water quality described under objective 8 could have an effect on the Broads SAC and SPA which are downstream from Beccles. New development in and around Lowestoft does have the potential to create and enhance ecological networks and create new habitats.
13. To conserve and enhance the historic environment	?	n/a	n/a	It is unlikely that the option will have any effects on the historic environment but this will be dependent on the sites selected.
14. To achieve sustained and resilient economic growth	+?	Long term	Permanent	North Lowestoft is identified in the evidence as having the strongest demand for employment growth due to the sub-regional linkages with Great Yarmouth. Demand in Beccles is not as great and this option therefore is less likely to deliver the same economic benefits unless the employment growth is focussed in Lowestoft.
15. To enhance the rural economy	+	Long term	Permanent	The option promotes modest levels of growth in the rural areas which

Sustainability Objective	Effect	Timescale	Permanence	Comments
				will help support the rural economy and address specific rural issues.
16. To enhance the viability and vitality of town centres	++	Long term	Permanent	The option has the potential to benefit Lowestoft and town centre and significantly support Beccles town centre through significant growth in local population. Other centres are also likely to benefit through the modest levels of growth proposed for each town.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	North Lowestoft is identified in the evidence as having the strongest demand for employment growth due to the sub-regional linkages with Great Yarmouth. Significant growth in Beccles may mean increased commuting to Lowestoft from Beccles if new employment development does not come forward as a result of demand.
Potential Mitigation Measures	Provision of open spaces, and new services and facilities on larger allocations will enhance the potential positive benefits under objective 1 and 4. Significant negative effects on the landscape could be mitigated through selecting sites with the least impact on the landscape and ensuring localised impacts are mitigated through planting, open space and retention of landscape features. Significant effects on natural resources cannot be mitigated as the scale of growth will necessitate the loss of high grade agricultural land. Potential recreational impacts on protected biodiversity sites could be mitigated through the provision of suitable alternative open spaces and potential positive effects on biodiversity could be secured through new open spaces, planting and the creation new ecological networks.			

Strategic Option: Where Should the Growth Go – Overall Growth - Option 3 Spread Development more evenly across market towns and rural areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Dispersing development across the District together with more significant levels of growth in the rural areas will result in poorer access to open space and services and facilities, including health facilities.
2. To improve levels of education and skills in the population	?	n/a	n/a	It is uncertain what the effect on this objective will be. Lower levels of development in Lowestoft where demand is highest for new employment development may not achieve the same benefits of attracting and retaining highly qualified people.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	Long term	Permanent	Dispersing development across the District together with more significant levels of growth in the rural areas will result in poorer access to open space and services and facilities. However, higher growth in some rural settlements may help retain existing services and encourage new services and facilities to open.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Further development in Lowestoft, including employment development will help address the deprivation issues experienced by the town through increasing average earnings, reducing unemployment and producing balanced communities. Significant development in the rural areas will help address some rural deprivation issues.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	++	Long term	Permanent	The option will meet objectively assessed needs. Market information suggests higher house prices outside of Lowestoft. This may provide more opportunities to deliver affordable housing. Spreading development more evenly across the District should provide greater certainty that objectively assessed needs could be met as there would be a greater range of sites in a greater number of locations delivering housing.
7. To maintain air quality	?	Long term	Permanent	The option will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	n/a	n/a	Whilst it is likely that Lowestoft Water Recycling Centre will be able to accommodate new development without undermining bathing water quality, it is uncertain whether levels of growth promoted in other settlements could be accommodated without undermining river water quality objectives and bathing water quality. Beccles and Worlingham water recycling centres are at capacity and further flows could undermine the water quality of the River Waveney reducing the ability to meet water quality objectives under the Water Framework Directive. It is uncertain at present whether the water recycling centres could be upgraded to accommodate these flows without an adverse effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	<p>Some of the landscapes around Lowestoft are particularly sensitive to development and less development directed to Lowestoft will reduce the risk of significant effects on the landscape.</p> <p>Dependent on the sites selected to accommodate development, levels of growth elsewhere are unlikely to have such a significant effect on the landscape with the exception of Halesworth which is surrounded by sensitive tributary valley farmland and rural river valley landscapes and Southwold and Reydon where any new development will likely have to be in the Area of Outstanding Natural Beauty.</p> <p>Significant development in rural areas could have a significant effect on the landscape and townscape if too much development is directed to any one village.</p>
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	<p>The scale of development proposed will increase carbon emissions through construction and during operation through increased traffic and heating and electricity usage from the new development. There is likely to be increased car use under this option than others which will add to emissions. However, in the national context of emissions it is unlikely to be significant.</p>
11. To conserve natural resources	--	Short Term	Permanent	<p>This option will result in the loss of significant amounts of undeveloped greenfield land including high grade agricultural land. However, a more</p>

Sustainability Objective	Effect	Timescale	Permanence	Comments
				dispersed approach may reduce the amount of high grade agricultural land needed compared to other options.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites. However, with more dispersed growth it might be that development in south Lowestoft could be avoided. New development in and around Lowestoft does have the potential to create and enhance ecological networks and create new habitats. Potential impact on water quality described under objective 8 could have an effect on the Broads SAC and SPA which are downstream from Beccles. New development in and around Lowestoft does have the potential to create and enhance ecological networks and create new habitats
13. To conserve and enhance the historic environment	?	n/a	n/a	It is unlikely that the option will have any effects on the historic environment but this will be dependent on the sites selected.
14. To achieve sustained and resilient economic growth	+?	Long term	Permanent	North Lowestoft is identified in the evidence as having the strongest demand for employment growth due to the sub-regional linkages with Great Yarmouth with less demand elsewhere. Dispersing development across the District may not capitalise on the economic

Sustainability Objective	Effect	Timescale	Permanence	Comments
				growth potential.
15. To enhance the rural economy	++	Long term	Permanent	The option promotes high levels of growth in the rural areas which will help support the rural economy and address specific rural issues.
16. To enhance the viability and vitality of town centres	++	Long term	Permanent	The option has the potential to significantly benefit market town centres as each market town will receive quite significant levels of new growth. Lowestoft town centre would also have a minor benefit from this option.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	North Lowestoft is identified in the evidence as having the strongest demand for employment growth due to the sub-regional linkages with Great Yarmouth. Significant growth dispersed across the District will therefore not encourage efficient patterns of movement in support of economic growth.
Potential Mitigation Measures	<p>Provision of open spaces, and new services and facilities on larger allocations may create positive benefits under objective 1 and 4. Significant negative effects on the landscape could be mitigated through selecting sites with the least impact on the landscape and ensuring localised impacts are mitigated through planting, open space and retention of landscape features. Significant effects on natural resources cannot be mitigated as the scale of growth will necessitate the loss of high grade agricultural land. Potential recreational impacts on protected biodiversity sites could be mitigated through the provision of suitable alternative open spaces and potential positive effects on biodiversity could be secured through new open spaces, planting and the creation new ecological networks. Continuing to focus employment development in Lowestoft rather than dispersing it across the District will create more likelihood of significant positive effect occurring on objective 14. Although this would lead to less efficient patterns of movement.</p>			

Strategic Option: Where Should the Growth Go – Overall Growth - Option 4 – New Settlement

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	A new settlement provides an opportunity to create a community with good access to services and facilities and recreational open space with its own identity. This could help promote local wellbeing and healthy lifestyles. Development in other settlements of the scale suggested by this option, should have good access to services and facilities which will encourage healthy lifestyles.
2. To improve levels of education and skills in the population	?	n/a	n/a	It is uncertain what the effect on this objective will be. Lower levels of development in Lowestoft where demand is highest for new employment development may not achieve the same benefits of attracting and retaining highly qualified people.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	A new settlement will need to provide its own services and facilities and open space. Therefore this should improve access to key services and facilities. Development in other settlements of the scale suggested by this option, should have good access to services and facilities
5. To reduce deprivation of all forms.	+?	Long term	Permanent	Demand for new employment space is highest in Lowestoft associated with the growth in offshore wind and the sub-regional linkages with Great Yarmouth.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>Further development in Lowestoft and a new settlement located in close proximity, including employment development will help address the deprivation issues experienced by the town through increasing average earnings, reducing unemployment and producing balanced communities.</p> <p>Modest development in the rural areas may help address some rural deprivation issues.</p>
6. To meet the housing requirements of the whole community	++?	Long term	Permanent	The option will meet objectively assessed needs. However, there is some uncertainty at the moment as to whether there is appetite in the market to deliver a new settlement.
7. To maintain air quality	?	Long term	Permanent	The option will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	n/a	n/a	Whilst it is likely that Lowestoft Water Recycling Centre will be able to accommodate new development without undermining bathing water quality, it is uncertain whether levels of growth promoted in other settlements could be accommodated without undermining river water quality objectives and bathing water quality. Beccles and Worlingham water recycling centres are at capacity and further flows could undermine the water quality of the River Waveney reducing the ability to meet water quality objectives under the Water Framework Directive. It is uncertain at present

Sustainability Objective	Effect	Timescale	Permanence	Comments
				whether the water recycling centres could be upgraded to accommodate these flows without an adverse effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Potentially short term.	Permanent	Some of the landscapes around Lowestoft are particularly sensitive to development. Dependent on the sites selected to accommodate development there could be a significant negative impact on the landscape. Dependent on the sites selected to accommodate development, levels of growth elsewhere are unlikely to have such a significant effect on the landscape with the exception of Halesworth which is surrounded by sensitive tributary valley farmland and rural river valley landscapes and Southwold and Reydon where any new development will likely have to be in the Area of Outstanding Natural Beauty. The landscape impact of a new settlement will be dependent on its location. A stand-alone settlement is less likely to impact on existing townscapes.
10. To reduce contributions to climate change and mitigate the effects.	-?	Long term	Permanent	The scale of development proposed will increase carbon emissions through construction and during operation through increased traffic and heating and electricity usage from the new development. Providing the new settlement has good links to Lowestoft and other employment areas the impact will be minimised.
11. To conserve natural resources	--	Short Term	Permanent	This option will result in the loss of significant amounts of undeveloped greenfield land including high grade

Sustainability Objective	Effect	Timescale	Permanence	Comments
				agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites. However, with a new settlement proposed, it might be that development in south Lowestoft could be avoided. A new settlement in and around Lowestoft does have the potential to create and enhance ecological networks and create new habitats. Potential impact on water quality described under objective 8 could have an effect on the Broads SAC and SPA which are downstream from Beccles.
13. To conserve and enhance the historic environment	?	n/a	n/a	It is unlikely that the option will have any effects on the historic environment but this will be dependent on the sites selected.
14. To achieve sustained and resilient economic growth	++?	Long term	Permanent	Providing the new settlement is located close to Lowestoft, the option will deliver employment and housing growth in the area with highest demand for new employment development.
15. To enhance the rural economy	++	Long term	Permanent	The option promotes modest levels of growth in the rural areas which will help support the rural economy and address specific rural issues. A new settlement could provide a new focus for services and facilities and employment in the rural areas.
16. To enhance the viability and vitality of	+?	Long term	Permanent	The option has the potential to benefit Lowestoft and other town

Sustainability Objective	Effect	Timescale	Permanence	Comments
town centres				centres. A new settlement with likely have a district/local centre of its own.
17. To encourage efficient patterns of movement in support of economic growth	++?	Long term	Permanent	Dependent on the location of the new settlement, new housing will be focussed to areas with the highest demand for employment thereby potentially significantly reducing commuting times.
Potential Mitigation Measures	<p>Many of the uncertain potential positive effects of this option in relation to deprivation and economic growth, could be secured if a new settlement is located in close proximity or with good links to Lowestoft and Great Yarmouth. Provision of open spaces, and new services and facilities on the new settlement and other larger allocations will enhance the potential positive benefits under objective 1 and 4. Significant negative effects on the landscape could be mitigated through locating the new settlement in an area with a less sensitive landscape and selecting sites with the least impact on the landscapes. Significant effects on natural resources cannot be mitigated as the scale of growth will necessitate the loss of high grade agricultural land. Potential recreational impacts on protected biodiversity sites could be mitigated through the provision of suitable alternative open spaces and potential positive effects on biodiversity could be secured through new open spaces, planting and the creation new ecological networks.</p>			

Strategic Options - Retail and Leisure Distribution

Strategic Option: Where Should the Growth Go – Retail and Leisure Growth - Option 1 – Focus all new retail and leisure development in Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centre, growth needs may need to be accommodated on out of centre sites which provide less opportunity

Sustainability Objective	Effect	Timescale	Permanence	Comments
				to encourage healthy lifestyles.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centre, growth needs may need to be accommodated on out of centre sites which will be less accessible.
5. To reduce deprivation of all forms.	?	n/a	n/a	If development can be accommodated in the town centre it will provide new jobs and facilities in a deprived area.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centre, growth needs may need to be accommodated on out of centre sites which could have an impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The magnitude of the effect will be dependent on the location of new retail and leisure development. If there are not sufficient sites in the town centre , growth needs may need to be accommodated on out of centre sites which may encourage more car use.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	?			This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centre to meet the growth needs may need to be accommodated on out of centre sites which may result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centre, growth needs may need to be accommodated on out of centre sites where they may be a greater risk of harming biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	This will be dependent on the sites available to accommodate the development in Lowestoft.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	New retail and leisure development will help promote economic growth and create jobs.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	?	Long term	Permanent	The option will meet objectively assessed needs for retail and leisure development. Needs will be accommodated in the largest town in the District and help promote Lowestoft as a service and shopping centre for the entire District. However, this will be highly dependent on whether there are sufficient sites in the town centre to meet the growth needs. If not out of centre sites will need to be considered which could further harm the vitality and viability of Lowestoft town centre and potentially other centres in the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				District.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Lowestoft is the most accessible centre in the District for the majority of the District's population, so focussing development there will reduce the need to travel for workers in the retail and leisure sector
Potential Mitigation Measures	At present there is much uncertainty as to the effect of this option as a lot depends on whether there are sufficient available, suitable and achievable sites for retail and leisure development in Lowestoft Town Centre. If needs can be accommodated in the town centre then many of the uncertain effects will turn positive.			

Strategic Option: Where Should the Growth Go – Retail and Leisure Growth - Option 2 – Focus the majority of new retail and leisure development in Lowestoft, but also promote modest levels of development in all town centres relative to their size.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	n/a	n/a	Retail and leisure development in each town will help promote self-sufficiency and potentially encourage walking and cycling to local town centres. However, if there are not sufficient sites in the town centres to meet the growth needs may need to be accommodated on out of centre sites which provide less opportunity to encourage healthy lifestyles.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to	+?	n/a	n/a	Retail and leisure development in

Sustainability Objective	Effect	Timescale	Permanence	Comments
key services and facilities				<p>each town will help promote self-sufficiency and increase access to services and facilities.</p> <p>However, if there are not sufficient sites in the town centres, growth needs may need to be accommodated on out of centre sites which may be less accessible.</p>
5. To reduce deprivation of all forms.	?	n/a	n/a	If development can be accommodated in Lowestoft town centre it will provide new jobs and facilities in a deprived area.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centres, growth needs may need to be accommodated on out of centre sites which could have an impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The magnitude of the effect will be dependent on the location of new retail and leisure development. If there are not sufficient sites in the town centres, growth needs may need to be accommodated on out of centre sites which may encourage more car use.
11. To conserve natural resources	?			This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centres, growth

Sustainability Objective	Effect	Timescale	Permanence	Comments
				needs may need to be accommodated on out of centre sites which may result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This will be highly dependent on where the new development takes place. If there are not sufficient sites in the town centres, growth needs may need to be accommodated on out of centre sites where they may be a greater risk of harming biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	This will be dependent on the sites available to accommodate the development.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	New retail and leisure development will help promote economic growth and create jobs.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	++?	Long term	Permanent	The option will meet objectively assessed needs for retail and leisure development. Spreading development across the District means a greater likelihood that needs could be accommodated on town centre sites rather than out of centre sites.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Lowestoft is the most accessible centre in the District for the majority of the District's population, so focussing most of the development there will reduce the need to travel for workers in the retail and leisure sector. New retail development in other town centres will also help reduce the need to travel.
Potential Mitigation	At present there is much uncertainty as to the effect of this option as a			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				lot depends on whether there are sufficient available, suitable and achievable sites for retail and leisure development in town centres. If needs can be accommodated in the town centre then many of the uncertain effects will turn positive.

Site Options - Lowestoft and Surrounding Area

Including Carlton Colville, parts of Gisleham, parts of Corton and Oulton

Site Option: 3 Ashfield Stables, Hall Lane, Oulton, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities and open space but along unlit narrow country roads.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	-	n/a	n/a	Site is within cycling distance of services and facilities including health facilities and open space but along unlit narrow country roads.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	Minor positive effect due to increase in tourism accommodation and associated spend.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The site is within Tributary valley farmland character area. The site is flat and well contained. However, it has an attractive range of shrubs and trees. The site is isolated in open countryside and has a poor relationship to existing settlement It is unlikely that development could fit in with the surrounding rural character.
10. To reduce contributions to climate	-	Long term	Permanent	The site has poor accessibility to most services and facilities,

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				development is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	?	Short Term	Permanent	Planting on site could support biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	The site is proposed for holiday accommodation as well as housing which could modestly support economic growth
15. To enhance the rural economy	+	Short term	Permanent	The site is proposed for holiday accommodation as well as housing which could modestly support the rural economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 7 Burnt Hill Lane to Marsh Lane, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities. Some potential for noise disturbance due to railway line.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs. The site is also proposed for a care home that will help meet the needs of the elderly.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Large parts of the site are exposed and highly visible from the Broads. Development on Beccles Road at present has an impact on the Broads and further encroachment on this site towards the Broads would likely have a significant impact.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0?	n/a	n/a	Whilst the site is very close to Sprats Water SSSI it is physically separated by the railway line and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the site itself contains few features of biodiversity value. The development of the site in isolation is unlikely to add significantly to existing visiting pressure on the protected site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	It is not considered possible to mitigate the significant effects identified on the landscape.			

Site Option: 17 Former Lothingland Hospital Site, Union Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within

Sustainability Objective	Effect	Timescale	Permanence	Comments
				catchments of some types of open space. Site will provide new open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs. The site is also proposed for a care home that will help meet the needs of the elderly.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within tributary valley farmland but is well screened from hedges and large trees. Limited impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 18 Glebe Farm plus adjoining land, Church Avenue, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space. However, there are no lit footpaths to these services from the site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space. However, there are no lit footpaths to these services from the site.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and	-	Short	Permanent	The site is within Tributary valley

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and distinctiveness of landscapes and townscapes		term		farmland character area. The site is quite exposed to views from the west and potentially the Broads. The site is very rural in character and housing development could be out of character unless very low density.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The site has poor accessibility to most services and facilities, development is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Low density development with appropriate screening could help mitigate landscape impact.			

Site Option: 21 Hall Road, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within Tributary Valley Farmland. Flat site contained by hedgerow and development to north and south. Although there are some distant views to farmland, development would unlikely have an impact.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Short Term	Permanent	The site is undeveloped grade 1 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified			

Site Option: 22 – Housing - Hammonds Farm, London Road, Gisleham, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any

Sustainability Objective	Effect	Timescale	Permanence	Comments
				local open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Poor relationship to existing residential areas and would not form a natural extension to settlement as a residential development. Although reasonably contained within the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Presence of ponds on the site could provide a habitat for protected species.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures	A wildlife survey will be needed to assess whether there are any protected species on the site. Open space could be provided on the site to address the lack of accessibility to existing open space.			

Site Option: 22 – Tourist Accommodation - Hammonds Farm, London Road, Gisleham, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any local open space.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	Minor positive effect due to increase in tourism accommodation and associated spend.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Long term	Permanent	The effect will largely be dependant on the design of the accommodation although overall the impact on the landscape from this type of development is likely to be low.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Presence of ponds on the site could provide a habitat for protected species.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	+	Medium Term	Permanent	Minor positive effect due to increase in tourism accommodation and associated spend.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures	A wildlife survey will be needed to assess whether there are any protected species on the site.			

Site Option: 23 Holly Farm, Wood Lane, Oulton, Lowestoft, Suffolk

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities and open space but along unlit narrow country roads.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	-	n/a	n/a	Site is within cycling distance of services and facilities including health facilities and open space but along unlit narrow country roads.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	Minor positive effect due to increase in tourism accommodation and associated spend.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	The site is within Tributary valley farmland character area. The site is remote from the existing settlement and sits on a small plateau with steep slopes down towards the Broads. As such the site is very prominent in the landscape and existing farm buildings on the site are very dominant, although not completely out of character. New residential development would be out of character with the surroundings and would likely have a significant impact on the landscape.
10. To reduce contributions to climate	-	Long term	Permanent	The site has poor accessibility to most services and facilities,

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				development is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Existing farm buildings could support biodiversity such as bats and barn owls.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	The site is proposed for holiday accommodation as well as housing which could modestly support economic growth
15. To enhance the rural economy	+	Short term	Permanent	The site is proposed for holiday accommodation as well as housing which could modestly support the rural economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	Restricting development to conversion of farm buildings may reduce the impact on the landscape. Also avoiding development on exposed edges particularly to the north west could lessen the impact.			

Site Option: 33 Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within walking distance of a shop and pub and cycling distance of other services and facilities including health facilities. The site

Sustainability Objective	Effect	Timescale	Permanence	Comments
				has access to several types of open space.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Site is within walking distance of a shop and pub and cycling distance of other services and facilities including health facilities. The site has access to several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is within Tributary Valley Farmland. Site is well screened. However, sits above Leisure Way meaning development could look imposing. The site is poorly related to existing housing and housing in this location would be out of character with the townscape of this area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, development of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land
12. To conserve and enhance biodiversity and	?	Short Term	Permanent	Overgrown nature of parts of the site could support biodiversity.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				Good ecological networks surround the site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 34 Land at Bell Farm, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within Tributary Valley Farmland however, it is a well screened site with mature vegetation and large trees along southern boundary. Existing edge of settlement (particularly Ullswater) is quite dominating and exposed and new development could potentially improve the edge of the settlement.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Require archaeological investigation.			

Site Option: 35 Land at Bell Farm, Carlton Colville NR33 8JS (secondary area)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and	0	n/a	n/a	Site is within Tributary Valley Farmland however, site is well screened with limited exposure to wider countryside to the south west

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				and west.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land. Small part of site is grade 2
12. To conserve and enhance biodiversity and geodiversity	?	Short term	Unknown	Pond on the site and hedgerows, ditch and large trees near access from The Street which could support protected species
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Ensure existing natural features on the site are retained and enhanced. Require archaeological investigation.			

Site Option: 40 Land at Laurel Farm, Hall Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities and open space but no pavements at present connect

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the site to these services. Once Woods Meadow Development is complete the site will have good access to the Country Park which may encourage healthy lifestyles.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	?	Long term	Permanent	Site is within cycling distance of services and facilities including health facilities and open space but no pavements at present connect the site to these services. Once Woods Meadow Development is complete, the site may have good access to new facilities provided on that development
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is within Tributary Valley Farmland. The site is flat and is very well screened and contained in the landscape. At present it is remote from the existing settlement in open countryside. However, this will change once the adjacent Woods Meadow development is completed.
10. To reduce contributions to climate change and mitigate the	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, development of the site is likely to

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land
12. To conserve and enhance biodiversity and geodiversity	?	Short Term	Permanent	Overgrown nature of parts of the site could support biodiversity. Ponds on the site could also support biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	?	Short Term	Permanent	The site has poor accessibility to employment areas due to lack of pedestrian links to the existing settlement. This could change once the Woods Meadow development is complete.
Potential Mitigation Measures				
Provision of a lit footpath connecting to the village of Oulton would improve accessibility to services and facilities and help promote healthy lifestyles.				

Site Option: 51 Land at The Old Rectory, Church Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	The site is within Tributary valley farmland character area. Large parts of the site are wooded with many protected trees which contribute significantly to the local landscape. Approximately half of the site is open lawn area secluded by the trees. The site has a poor relationship to the existing settlement.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Whilst all development will increase emissions, the scale of development proposed on this site means that any increases would be de-minimus.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-?	Short Term	Permanent	Large parts of the site consist of woodland. Loss of the trees could damage the biodiversity value of the site.
13. To conserve and	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the historic environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures				
Low density development on the lawn area only and preserving the trees and woodland would mitigate some of the landscape impacts.				

Site Option: 53 Land between Church Lane and Church Avenue, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	n/a	n/a	The site is within walking distance of a shop and primary school and within cycling distance of other services and open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	The site is within Tributary valley farmland character area. The western part of the site is partly exposed to views from the Broads. The site is distinctly more rural in character. Mature boundary planting from the Whiting Road estate on to Church Lane provides an existing natural edge to the settlement.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, development of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				Low density development may help mitigate landscape impact and fit in with the more rural character of the area west of Church Lane. More planting on the exposed western boundary could limit impact upon the Broads.

Site Option: 54 Land between Harbour Road and the west end of the old Shell site, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	The site is centrally located with good pedestrian and cycle links to different uses, open space, health care facilities and other services and facilities.
2. To improve levels of education and skills in the population	?	n/a	n/a	Dependent on use.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	?	n/a	n/a	Dependent on use
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	?	n/a	n/a	Dependent on use
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	?	n/a	n/a	Potential to cause run-off of contaminants into Lake Lothing.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect
10. To reduce contributions to climate change and mitigate the	-	Long term	Permanent	Whilst the site is in walking and cycling distance of most services and facilities, development of the

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				site is likely to mean on balance emissions will rise above a de minimus level. Part of the site is at risk from tidal flooding.
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	?	n/a	n/a	Dependent on use
15. To enhance the rural economy	?	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	?	n/a	n/a	Dependent on use
17. To encourage efficient patterns of movement in support of economic growth	?	n/a	n/a	Dependent on use
Potential Mitigation Measures	None identified.			

Site Option: 56 Land between Rushmere Road and Fairhead Loke, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities (400m from school) including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space. Site will provide additional open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The site is within Tributary Valley Farmland. It is well screened from north and south but exposed from the west. Likely to be a minor negative impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Short term	Permanent	The site is undeveloped grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures				
Ensure adequate boundary planting on western boundary of the site to integrate the development into the countryside and replicate the existing low impact edge of the settlement to the east.				

Site Option: 70 Land north of Hall Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of some types of open space. Site will provide new open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
improve water quality				
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within tributary valley farmland. The site is flat and well screened from the wider landscape. There would be limited impact on the landscape from development. However, given the increasing rural character of Hall Lane to the west, development may need to be at a lower density.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	--	Short term	Permanent	The site is adjacent the Grade II* listed Manor House. Historic England have previously commented that development of the entire site would undermine the setting of the listed building.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation	Leaving an area of the site adjacent to the Manor house undeveloped as			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	open space may mitigate the impact on the setting of the listed building.			

Site Option: 80 Land off Church Lane, Carlton Colville

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within walking distance of many services and facilities and within cycling distance of health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Site is within walking distance of many services and facilities and within cycling distance of health facilities. Within catchments of several types of open space. Site will provide additional open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Short term	Permanent	Small northern section is Farmed Plateau Clayland and the rest of site Tributary Valley Farmland. Site is mainly flat and contained and development would have a limited impact on wider landscape, although the development of the site could undermine distant views to Carlton Colville Church which is a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				key feature of the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in walking distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	--?	Short term	Unknown	The development of the site has the potential to have a significant effect on the setting of the Grade II* listed church.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Ensure appropriate space is set aside to protect the setting on the Grade II* listed church and ensure development is of an appropriate scale and form to preserve views of the church from the surrounding landscape. These measures could remove the potential negative effects against objective 9 and 13.			

Site Option: 84 Land off Parkhill, Oulton, Lowestoft, Suffolk

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Tributary valley farmland, well screened and contained in the landscape. Likely to be only minimal impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	?	n/a	n/a	Opposite Grade II listed buildings. Although unlikely to impact upon setting
14. To achieve sustained	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resilient economic growth				
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 96 Land opposite St Michael's Church, Church Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within walking distance of primary school and cycling distance of other services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Site is within walking distance of primary school and cycling distance of other services and facilities including health facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within tributary valley farmland. Site is reasonably well contained and could be developed without impacting on the wider landscape given the built development surrounding the site.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Whilst all development will increase emissions, the scale of development proposed on this site means that any increases would be de-minimus.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 98 Land rear of Elizabeth Terrace, A12 London Road, Gisleham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within walking distance of food shop and cycling distance of other services and facilities including health facilities but has poor accessibility to recreational open space.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within walking distance of food shop and cycling distance of other services and facilities. However, is not within the catchment of any local recreational open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The site is flat and well contained. However, it has an attractive range of shrubs and trees. Planting is more mature and significant on western boundary of the site. The site has a poor relationship to existing settlement and development would form an unnatural extension to the town. It is unlikely that development could fit in with the surrounding character of the Cather, Elizabeth and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Barnards Terrace.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	?	Short Term	Permanent	Planting on site could support biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures	None identified.			

Site Option: 111 Land to the north of the A146 Beccles Road Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	Site is within walking distance of food shop and cycling distance of other services and facilities including health facilities

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	n/a	n/a	The site is within walking distance of food shop and cycling distance of other services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Tributary Valley Farmland (most of site) and: Rural River Valleys to rear adjacent railway line. Site reasonably contained within landscape. Advise bungalows at rear of the site together with boundary planting near railway line. Limited view of the site from the Broads. Reasonably flat site.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resilient economic growth				
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Significant planting around the northern and eastern boundary of the site would limit the impact of the development. Bungalows on the northern boundary would also lessen the impact.			

Site Option: 112 Land to the north of the A146 Beccles Road Lowestoft (2)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	Site is within walking distance of food shop and cycling distance of other services and facilities including health facilities
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	n/a	n/a	The site is within walking distance of food shop and cycling distance of other services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Tributary Valley Farmland (most of site) and Rural River Valleys to rear adjacent railway line. Site reasonably contained within landscape although some parts exposed to open views to and from the Broads. Slight undulation and steep pit near southwestern boundary
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Significant planting around the northern and eastern boundary of the site would limit the impact of the development. Bungalows on the northern boundary would also lessen the impact.			

Site Option: 136 – 11,15,17,19 Birds Lane, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Accessible location for health facilities and open space that are within walking and cycling distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Housing proposed in an area that has access to services and facilities including good public transport connections.
5. To reduce deprivation of all forms.	0	n/a	n/a	Housing proposed including affordable housing so will help provide homes for a cross section of people in the area. However, as a single allocation it would not have any impacts for reducing deprivation in the area.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Housing proposed, including affordable housing.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Loss of garden land.
10. To reduce contributions to climate	-	Long	Permanent	Located in Flood risk area and would be difficult to mitigate to

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.		term		make development acceptable.
11. To conserve natural resources	-	Long term	Permanent	Loss of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	No effects.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	New residents could support local businesses.
15. To enhance the rural economy	0	n/a	n/a	n/a
16. To enhance the viability and vitality of town centres	0	n/a	n/a	n/a
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Location of housing is close to the town centre and other employment opportunities.
Potential Mitigation Measures	Flood zone 2 and 3a.Surface water flooding issues must be resolved before this site can be considered suitable for development.			

Site Option: 137 – Rear of 485 and 487 London Road South, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Accessible location for health facilities and open space that are within walking and cycling distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No impacts.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No impacts.
4. To improve access to key services and facilities	+	Long term	Permanent	Housing proposed in an area that has access to services and facilities including good public transport connections.
5. To reduce deprivation of all forms.	0	n/a	n/a	Housing proposed including affordable housing so will help provide homes for a cross section of people in the area. However, as a single allocation it would not have any impacts for reducing deprivation in the area.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Housing proposed, including affordable housing.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Loss of greenfield site including trees. Affects the setting and tranquillity of the cemetery.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect
11. To conserve natural resources	-	Long term	Permanent	Loss of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	Loss of overgrown greenfield site. Potential wildlife habitat.
13. To conserve and enhance the historic environment	--?	Long term	Permanent	Development of the site would potentially affect the setting of listed buildings within the cemetery

Sustainability Objective	Effect	Timescale	Permanence	Comments
				site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	n/a
16. To enhance the viability and vitality of town centres	0	n/a	n/a	n/a
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Location of housing is close to the town centre and other employment opportunities.
Potential Mitigation Measures	Unable to mitigate the loss of a greenfield site to new housing development. Retention of protected trees and scale and design of new development may help to mitigate impacts on the wider landscape including the cemetery.			

Site Option: 147 The Old Rifle Range, A12 London Road, Pakefield, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is within cycling distance of services and facilities including health facilities. Open space is proposed to be provided on site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	n/a	n/a	The site is within cycling distance of services and facilities. Open space is proposed to be provided on site.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Coastal Cliffs character area. The main objective for the landscape here is to maintain the remote coastal character and the open gaps which allow glimpse of the coast. The site is flat but poorly related to the suburban area of the town. Development would form an unnatural extension to the town and could undermine the undeveloped nature of this part of the coast which provides a useful gap between Pakefield and the Pontins site.
10. To reduce contributions to climate change and mitigate the effects.	--	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level. Approximately 6 hectares of the site is at risk from coastal erosion.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	County wildlife site on cliff. Small collections of trees and shrubs could also support biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	Archaeological potential on site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is in close proximity to South Lowestoft Industrial Estate and could there decrease commuting times.
Potential Mitigation Measures				
Not possible to mitigate impact on landscape as any development would undermine the character of the undeveloped coast and lead to loss of gap between Pakefield and Pontins. Avoiding developing in the area at risk from coastal erosion will mitigate some of the impacts from climate change and impacts on biodiversity by avoiding the County Wildlife Site.				

Site Option: 164 Land west of Northern Spine Road/north of Pleasurewood Farm

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any local open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Northern section is Tributary Valley Farmland.. The site is undulating with a shallow valley running through the middle of the site. The site is exposed from Oulton Road but contained north, south and West. The drainage infrastructure with palisade fencing around detracts from visual quality of the landscape. Nevertheless, care will need to be taken with new development to respect the undulating nature of the site and manage the exposed western boundary.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	Open space could be provided on the site to address the lack of accessibility to existing open space. To reduce the effect on the landscape development may need to be less dense with significant planting and the height of dwellings may also need to be restricted on certain parts of the site.			

Site Option: 165 Land west of A12 Yarmouth Road, Corton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any local open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is

Sustainability Objective	Effect	Timescale	Permanence	Comments
				unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Tributary Valley Farmland. The site is flat and largely featureless with the exception of a small number of dispersed oaks towards the middle of the site. The site is well screened from most directions with the exception of the boundary with Gorleston Road. The northern part of the site is more exposed and rural in character and development here would have a more significant effect. Limited impact from development on the southern part of the site as A12 already detracts from landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Short term	Permanent	The site is grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	Open space could be provided on the site to address the lack of accessibility to existing open space. To reduce the effect on the landscape development may need to be less dense to the north with boundary planting along Gorleston Road.			

Site Option: 166 Land east of A12 Yarmouth Road, Corton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0?	n/a	n/a	Site is within cycling distance of services and facilities including health facilities but has poor accessibility to recreational open space. Potential for odour issues if housing on the site is located within 400m of the adjacent water recycling centre to the north.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any local open space.
5. To reduce deprivation of all forms.	+	Medium Term	Permanent	The site will deliver new employment development in an area of high demand which could meet objectively assessed needs. This will help reduce unemployment.
6. To meet the housing requirements of the	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Tributary Valley Farmland. The site is flat and largely featureless with the exception of a small number of dispersed oaks towards the middle of the site. The site is well screened from most directions. The A12 already detracts from landscape. A small area of woodland to the south could be lost or damaged through development.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Short term	Permanent	The site is grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	n/a	n/a	The development of the site could result in the loss of a small area of woodland which may have biodiversity value.
13. To conserve and enhance the historic environment	?	n/a	n/a	Potential archaeological value.
14. To achieve sustained and resilient economic growth	++	Minor positive benefits in the short term. Significant effects in the	Permanent	The proposed area for employment (21 hectares) would meet the objectively assessed need for employment development for the entire District.

Sustainability Objective	Effect	Timescale	Permanence	Comments
		longer term.		
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	The mixed use nature of the site will give the opportunity for people to live near to where they work.
Potential Mitigation Measures	Open space could be provided on the site to address the lack of accessibility to existing open space. To reduce the effect on the landscape and biodiversity, the woodland area to the south of the site should be retained together with existing oak trees on the site.			

Site Option: 168 Land south of Union Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of some types of open space. Site will provide new open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within tributary valley farmland but is well screened from hedges and large trees. Limited impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The scale of the site means that any increase in carbon emissions is likely to be de minimus.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land. The site is within a source protection zone 3 and is potentially contaminated.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified.			

Site Option: 169 Land south of Union Lane and west of Red House Close, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of some types of open space. Site will provide new open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is within tributary valley farmland. The site is flat, well screened and development is unlikely to have an impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures				
None identified				

Site Option: 170 Land south west of Union Lane, Oulton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of some types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the	+	Short term	Permanent	The site is proposed for housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is within tributary valley farmland. The site is well screened, mostly flat and well contained in the landscape. The western part of the site is more exposed and development here could have more of an impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	Lower density development to the western part of the site could help mitigate the impact on the landscape.			

Site Option: 171 Land west of Flixton View, Flixton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of some types of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site is within tributary valley farmland. The southern half of the site is relatively flat and well screened. The northern extent of the site is more exposed and might require some additional screening to mitigate impact on landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	The site is undeveloped greenfield land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.
Potential Mitigation Measures	None identified			

Site Option: 172 Land to west of Parkhill, Oulton (south of Spinney Farm)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long Term	Permanent	Site is within cycling distance of services and facilities including health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The site is within cycling distance of services and facilities and within catchments of several types of open space.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Tributary valley farmland, well screened and contained in the landscape. Likely to be only minimal impact on the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Short Term	Permanent	The site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of existing employment areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	None identified.			

Site Option: Potential development area south of Lowestoft.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	++?	Long Term	Permanent	Parts of the site are within walking and cycling distance of services and facilities including health facilities. The development area would include new community facilities and open space, with sport and leisure provision. Dependent on the scale of sports and leisure provision there is potential for a significant positive effect.
2. To improve levels of education and skills in the population	+	Long Term	Permanent	The development area will need to include new educational facilities including at least one new primary school. This could provide a more accessible school for some of the existing population of Carlton Colville.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Parts of the site are within walking and cycling distance of services and facilities and within catchments of several types of open space. The development area will also include new services and facilities
5. To reduce deprivation of all forms.	+	Long term	Permanent	The development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for significant amounts of new housing that will help meet needs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--?	Long Term	Permanent	Site is within Tributary Valley Farmland and Farmed Plateau Clayland. The area is quite flat, mostly featureless and well screened and contained. However, the scale and nature of development has the potential to create a significant effect.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The scale of the development is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Short Term	Permanent	The site is undeveloped greenfield land. Parts of the site are Grade 1 and Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	Short term	Unknown	There are ponds, some hedgerows and mature trees dotted across the area which could support biodiversity. South Lowestoft has good access to the Broads SAC and SPA and the Benacre to Easton Bavents SPA off Kessingland Beach. There is potential that significant development in south Lowestoft could increase recreational pressure on these protected sites.
13. To conserve and enhance the historic environment	?	Short term	Unknown	High archaeological potential on the site. Development of parts of the site could negatively impact upon the setting of Gisleham Church.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Employment development on the site will help achieve economic growth.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	n/a	n/a	Housing and employment development within the area will help minimise commuting distances. Parts of the area are in close proximity to South Lowestoft Industrial Estate.
Potential Mitigation Measures	Ensure existing natural features on the site are retained and enhanced. Ensure appropriate space is created between any new development and Gisleham village and the church to mitigate impacts and require archaeological investigation to mitigate impacts on the historic environment. If there is a potential recreational impact on European protected sites it will be necessary to ensure an appropriate amount of suitable alternative recreational space is provided.			

Site Options – Beccles and Worlingham

Site Option: 1: 19-21 Ravensmere

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	The site is within 15 minutes walk of a NEAP, parks and gardens, and amenity space and other services and facilities
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	The site is within walking distance of pubs, shops, post office and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				NEAP and amenity space. It is within cycling distance of a primary school and a GP surgery.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing will be provided which will help meet local needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	?	Not known	Not known	There may be issues with capacity at water recycling centres and further development may affect water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Short term	Permanent	The site is in a Conservation Area. Retention of existing buildings and sensitive design could enhance the Conservation Area, however poor design could be damaging.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The site is well located to shops, facilities and bus and train services. Therefore the increase in emissions is considered to be de minimus.
11. To conserve natural resources	-	Short term	Not known	One of the buildings was formerly used as a commercial garage and the site is in Source Protection Zone 2. Therefore ground water could be contaminated if contamination is not effectively remediated.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	?	Short term	Permanent	The site is in a Conservation Area. Retention of existing buildings and sensitive design could enhance the Conservation Area, however poor design could be damaging.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within walking distance to the northeast.
Potential Mitigation Measures				
Existing buildings could be retained and refurbished and sensitive design could enclose the street and enhance the Conservation Area. The site should be investigated for contamination and remediation and monitoring carried out as required.				

Site Option: 8: Chenerys Land (East), Cucumber Lane, Beccles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space is proposed and a LEAP is within easy walking distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	The site is within cycling distance of pubs, shops, post office, GP surgery and primary school. National Cycle Network route 31 passes the site on Cucumber Lane. There is no footpath on Cucumber Lane and the road is single width. There is potential to add a footpath but there may be a stretch of Cucumber Lane just north of the site (and south of the access to new development of 20 dwellings under construction) which will not have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				footpath.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet needs.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	Not known	Not known	There may be issues with capacity at water recycling centres and further development may affect water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	permanent	The site is an irregular shape; is currently exposed; and extends in to open countryside. It is therefore intrusive and detrimental to the landscape in its submitted form. The proposed Southern Relief Road to the south of the site will break up views of the site across open countryside and change the character of the landscape to some degree by creating a hard feature. The Landscape Character Assessment states that exposed edges of the town should be avoided.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Development would result in emissions from construction, operation and additional car journeys.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No significant impact.
13. To conserve and enhance the historic	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within cycling distance of the site.
Potential Mitigation Measures	Footways could be provided to serve the site. Pedestrian access may be improved by linking to adjacent sites. The southern relief road will mitigate the visual impact in the landscape. Linking to other sites may help create a more cohesive pattern of development and limit the intrusion in to the countryside. Extensive landscaping should be provided to avoid a hard edge to the settlement. The pond on site should be surveyed for protected species and protection measures put in place.			

Site Option: 9 Chenery's Land (West), Cucumber Lane, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space is proposed and a LEAP is within easy walking distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	The site is within cycling distance of pubs, shops, post office, GP surgery and primary school. National Cycle Network route 31 passes the site on

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Cucumber Lane. There is no footpath on Cucumber Lane and the road is single width. There is potential to add a footpath but there may be a stretch of Cucumber Lane just north of the site (and south of the access to new development of 20 dwellings under construction) which will not have a footpath.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	?	Not known	Not known	There may be issues with capacity at water recycling centres and further development may affect water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The site adjoins Beccles to the north and is screened by planting and some buildings to the east. Existing views of the site are from Cucumber Lane and footpaths to the southwest. The Southern Relief Road will be built nearby to the south which will break up views of the site across open countryside and create a hard edge, altering the character of the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Development would result in emissions from construction, operation and additional car journeys.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and	-?	Short term	Permanent	There are ponds nearby which could be adversely affected by

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				development.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within cycling distance of the site.
Potential Mitigation Measures	Provision of footways to serve the site. This may be improved by linking to other adjacent sites. Nearby ponds should be surveyed for protected species and/or retained along with protective measures.			

Site Option: 16: Former Beccles Heat Treatment, Gosford Rd

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Amenity space, primary school, GP surgery within walking and cycling distance. There is a commercial garage adjacent to the site to the north which could be a source of noise nuisance. There are some imposing three storey buildings to the east of the site which may be harmful to residential amenity. Weighing up these factors it is conclude that the overall outcome would be neutral.
2. To improve levels of education and skills in	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population				
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Within walking distance of pub, food shop and post office. Within cycling distance of GP surgery and primary school.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which would help meet need.
7. To maintain air quality	0	n/a	n/a	The size of the site means that any impact is likely to be de minimus.
8. To maintain and improve water quality	?	Not known	Not known	There are capacity issues in water recycling centres serving Beccles and significant development may cause problems for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The site is near to a Conservation Area, but its position means that it is not would not have a significant impact on main views of, and within, the Conservation Area.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The scale of the development is unlikely to have a significant effect.
11. To conserve natural resources	-	Short term	Not known	Previous uses of an iron works and heat treatment plant create potential for contamination and the site is in a source protection zone. Therefore ground water could be contaminated if contamination is not effectively remediated.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic	?	Short term	permanent	The northern part of the site is in a Conservation Area and adjacent to

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				a locally listed building. Sensitive design will be needed to preserve these assets.
14. To achieve sustained and resilient economic growth	-	Short term	Permanent	Housing development would result in the loss of allocated employment land. There is allocated employment land at Ellough therefore the loss of this land is not considered to have a significant negative impact on the availability of employment land in the area.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities on the adjacent site and within cycling distance.
Potential Mitigation Measures	Non residential uses and/or noise mitigation features could be used at the north section of the site to reduce noise nuisance from the adjacent commercial garage. Amenity areas and small scale buildings could be positioned away from the three storey buildings to the east. The site should be investigated for contamination and remediation and monitoring carried out as required. It is not considered that the loss of the employment land can be mitigated.			

Site Option: 24: Homestead Farm, Ringsfield Rd, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	There is open space, a GP surgery, facilities and employment land within cycling distance. There is no bus stop within walking distance of the site. Open space is proposed as a possibility. There are no footpaths

Sustainability Objective	Effect	Timescale	Permanence	Comments
				serving the site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	Most facilities within cycling distance of site. Open space is proposed as a possibility. No footpath connects the site to Beccles or a bus stop and there is no clear prospect to provide this. This is considered to be an issue with regard to access to services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Mixed housing (including affordable units) is proposed which will help meet a need.
7. To maintain air quality	?	Not known	Not known	A development of this scale may have an impact on air quality.
8. To maintain and improve water quality	?	Not known	Not known	There may be issues with capacity at water recycling centres and further development may affect water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium term	Permanent	The site is exposed, particularly to the south, and development would be clearly visible in views across countryside from the south and west. Avoidance of an exposed edge as recommended by the Landscape Character Assessment would be difficult. Development would intrude in to open countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	The development will lead to an increase in emissions from construction, operation and increase in car journeys.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	--	Short term	Permanent	Development would result in the loss of a greenfield site and grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No significant impact.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Limited employment sites within cycling distance. No pedestrian access to Beccles or bus stops therefore development of the site will discourage walking.
Potential Mitigation Measures	Provision of footways to access Beccles and bus stops. This may be difficult considering this site in isolation – adjacent sites may provide this link. Extensive landscaping would be needed to soften the edge of the development in countryside views. There is no clear prospect to mitigate the loss of grade 2 agricultural land.			

Site Option: 36 Land at Cromwell Rd, Weston, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. No open space is proposed. The site is not served by public transport. Therefore open space is not easily

Sustainability Objective	Effect	Timescale	Permanence	Comments
				accessible by sustainable modes of transport. The proposed general industrial use may be harmful to the amenity of the dwellings.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-			There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. No open space is proposed. The site is not served by public transport.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, inc. Affordable Housing, is proposed which will help meet need.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues at local water recycling centres which could create problems for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Not known	The site is bounded by the railway line and roads on three sides. There is a garden centre and commercial buildings to the south. The buildings provide limited screening, but development of the site would project in to the landscape and be exposed. The landscape character assessment advises that exposed edges should be avoided and extension in to the landscape should be closely

Sustainability Objective	Effect	Timescale	Permanence	Comments
				monitored.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and car journeys of a development of this scale would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Short term	There is a pond on the site which could be valuable wildlife habitat and should be surveyed and protective measures put in place as required.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	The proposal includes general industrial and storage or distribution uses which will create jobs.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+			This is a mixed use proposal and there are other employment sites within walking and cycling distances, therefore it can help reduce commuting distances.
Potential Mitigation Measures	Proposed housing should be well separated from industrial uses to safeguard residential amenity. Foot and cycle paths to the site would improve access but the prospects for these look poor. Sensitive landscaping may soften the edges of the development to some degree. The pond on the site should be surveyed and protective measures put in place as required.			

Site Option: 43: Land at Montrose Garage, London Rd, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Within walking and cycling distance of open space. Health facilities are within cycling distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Short term	Permanent	Within cycling distance of pubs, shops, GP surgery, post office and primary school. The site is within walking and cycling distance of open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with water recycling plants around Beccles which may impact upon water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Short term	permanent	The existing garage site is partially used and redevelopment could improve the street scene. The views of the site in the countryside are extremely limited.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The size and location of the site means that any increase in emissions is likely to be de minimus.
11. To conserve natural resources	-	Short term	permanent	Part of the site is brownfield land, but the west (rear) of the site has not previously been developed and appears to be too large and underused to be garden land. It had

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the appearance of a meadow. It is grade 2 agricultural land. There is likely to be contamination from the garage use and the site is in a source protection zone therefore there is a risk of ground water contamination.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No significant impact.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Development would result in the loss of the garage premises, but this appeared to be selling gas bottles and firewood at the time of the site visit. Therefore there is not considered to be a significant impact on job numbers.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent.	Employment opportunities are within 600m walking distance and served by a footpath. Others are within cycling distance.
Potential Mitigation Measures	Well designed development fronting London Rd could improve the street scene. Retention of the grassed area at the rear of the site would prevent the loss of grade 2 agricultural land.			

Site Option: 44 Land at Sandpit Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Several open spaces within walking and cycling distance
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Open space and primary school within walking distance. Other facilities within cycling distance. There is a footpath on the north side of Manor Close.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help meet housing needs.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues at local water recycling centres which could create problems for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The development would extend in to the countryside. There is a tree belt on the southern boundary which, if retained, would help soften the settlement edge and limit encroachment in to the landscape. There are views of the site from the west.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and car journeys for this development will contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development will result in the loss of a green field site.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	permanent	There are employment sites within walking and cycling distance.
Potential Mitigation Measures	The tree belt to the south should be retained and the other edges of the site should be landscaped to soften the edge and limit the impact in the landscape.			

Site Option: 50 Land at the Junction of Copland Way and the A146

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Open space is within 1.1km of site however there is no pedestrian access and roads are national speed limit and not safe cycling routes. There are bus stops by the nearby pub to the north but this requires people to cross or walk on the verge of a busy and fast road to access them. No open space is proposed. The industrial element could create amenity issues and there is existing industrial development to the south which could also generate amenity issues.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	There are facilities within cycling distance of the site however there are no footpaths and roads are national speed limit and not safe cycling routes. There are bus stops by the nearby pub to the north but this requires people to cross or walk on the verge of a busy and fast road to access them.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help meet housing need.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues at local water recycling centres which could lead to difficulties with water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The site is elevated and is prominent in the landscape. The landscape character assessment for the northern and most visible part of the site advises that development should avoid creating exposed or lit settlement edges, particularly in the context of the landscape setting of the Broads. Development here would be highly exposed and prominent, especially in views from the west.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and car journeys generated by the development would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of a greenfield site, some of which is agricultural grade 2.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	There is a pond and deciduous woodland on the site which is a BAP priority habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Retail and general industrial uses are proposed which will generate jobs.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	-	Short term	Permanent	Retail is proposed which could compete with the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	Permanent	The development is a mix of residential and employment land which could help reduce commuting distances and promote sustainable modes of travel.
Potential Mitigation Measures	The deciduous woodland should be retained and protected/enhanced. The pond on site should be surveyed and protected as required. The retail element should be located in a town centre. It is not considered that the landscape impact could be effectively mitigated.			

Site Option: 60 Land east of College Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Short term	Permanent	2no. NEAPs and 1 LEAP within walking distance (500m) of site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				Open space is proposed.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Primary school and play areas within walking distance. Post office and food shop within cycling distance. Footpath on opposite side of road and roads suitable for cycling.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet needs.
7. To maintain air quality	?	Not known	Not known	A development of this scale could generate air quality issues.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues at water recycling centres which could have knock-on effects for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	permanent	The site is adjacent to a grade II listed building (Worlingham Manor) and makes up part of its setting. The southeast corner of the site projects in to the landscape. The landscape character assessment states that exposed edges should be avoided and the southeast corner is exposed in the landscape. There is some degree of screening from the industrial estate to the south.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use, and car journeys from a site of this scale would generate emissions which would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of a greenfield site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	There is a nearby pond which may be home to protected species, and a river to the south of the site.
13. To conserve and enhance the historic environment	--	Short term	Permanent	The site makes up the setting of grade II listed Worlingham Manor and development of the site would detrimental to the setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment sites within walking and cycling distance of the site. There are no footpaths connecting the site but there are roads which are suitable for cycling.
Potential Mitigation Measures	The adjacent pond should be surveyed for protected species and protective measures put in place as required. There is no clear way to mitigate the impact on the listed building.			

Site Option: 61 Land east of Copland Way, Ellough Industrial Estate

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations
8. To maintain and improve water quality	?	Not known	Not known	There are capacity issues with local water recycling centres which may lead to problems with water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	There is development along the western frontage of the site. Development of the east of the site would extend in to the landscape. The landscape character assessment recommends closely monitoring extensions in to the countryside and avoiding exposed edges.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and commuting trips of a development of this scale would generate emissions which would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development of this site would result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	Development of the site could result in the loss of a County Wildlife Site in the southeast corner.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Employment use is proposed which will generate jobs.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	permanent	There are no footpaths, cyclepaths or bus stops serving the site. Residential development is not easily accessed by sustainable means.
Potential Mitigation Measures	The County Wildlife Site should remain undeveloped; a survey undertaken; and protective measures put in place as required. Exposed edges of development should be avoided as recommended in the Landscape Character Assessment. Addition of foot/cycle paths and/or public transport to serve the site would encourage sustainable travel patterns.			

Site Option: 62: Land east of Ellough Rd, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	LEAP within short walking distance. Open space is to be provided.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Primary school and play area within walking distance. Food shop, and post office within cycling distance. Cycle and footpath links will be needed for a positive impact, and there appears to be potential for these.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with local water recycling centres which may affect water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	permanent	The site has industrial buildings to the south and east and residential development to the north. There are some long views from the west. The existing buildings mitigate the intrusion in to the open countryside to some extent. Exposed settlement edges should be avoided.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and additional traffic from a site this scale will create emissions which will contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development will result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	There are adjacent ponds to the northeast of the site which may be home to protected species.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Grade II listed Worlingham Manor lies around 150 metres to the east and this development may impact on its setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within walking and cycling distance of the site.
Potential Mitigation Measures	Provision of foot and cycle paths. Avoidance of exposed edges through good landscaping. The adjacent pond to the northeast should be surveyed for protected species. A landscaped buffer may help to reduce the impact on the setting of the listed building.			

Site Option: 72 Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Existing sports pitches and open space will be retained and additional provided. The site is within walking and/or cycling distance of a number of facilities including shops, schools and GP surgeries.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	The sport and leisure facilities would be accessible by walking or cycling to a large number of homes.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Residential development of the site will contribute to meeting housing need, but it is not known what housing mix will be provided and if it will affect the affordability of housing.
7. To maintain air quality	?	Long	Permanent	The site will generate significant

Sustainability Objective	Effect	Timescale	Permanence	Comments
		term		amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Housing development on the southern portion of the site would contribute to the coalescence of Beccles and Worlingham. The site is in the Rural River Valley landscape character area and this is characterised by panoramic views across the Broadland landscape from elevated areas and the compact and contained market towns whose character could be eroded by residential extensions and linear development along roads. A strategic objective of the Landscape Character Assessment is to protect views of the wider Broadland landscape to the north. The proposed development would conflict with this aim.
10. To reduce contributions to climate change and mitigate the effects.	0	Short term	Permanent	The site is in an accessible location and traffic emissions are likely to be de minimus. Avoiding development in areas of the site at risk of flooding will not increase flood risk.
11. To conserve natural resources	-	Short term	Permanent	Most of the site is undeveloped greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The northern part of the site is Coastal and Floodplain Grazing Marsh – a BAP habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	No way to mitigate loss of views or impact in landscape of development. Some/all of the northern part of the site may be used as open space which might be compatible with the BAP habitat but expert advice would be required.			

Site Option: 77 Land of Benacre Road, Ellough

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Medium term	Permanent	2no. NEAPs are within cycling distance. However the roads are not particularly cycle friendly and this will worsen when the southern relief road is constructed. There are bus stops on Benacre Rd but these are around 400 metres from the centre of the site. No open space is proposed on site. The Kart Track is close to the site which could be a source of noise nuisance. Noise nuisance could also arise from the industrial uses nearby. Also the airfield and anaerobic digester are just to the north of the site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	--	Medium term	Permanent.	Southern part of site is on the limits of cycling distance (2km) of pub, food shop, post office and primary school. However roads are not good for cyclists and this will worsen with the construction of the relief road. GP surgery is 3 km away. There is no pedestrian access to Beccles. There are public footpaths in the area but these are not suitable for daily use. There are bus stops on Benacre Rd but these are still around 400 metres from the centre of the site. The pedestrian, cycle and public transport access is not appropriate for residential development of this scale.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Medium term	permanent	Housing, including affordable housing, is proposed which will help meet need.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with local water recycling centres which may result in problems with water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium term	permanent	The south and central part of the site projects in to open countryside. The south of the site is more exposed as the land starts to slope south. The northern part of the site would be contained amongst existing buildings and development. There are some long views of the site from the south from around Ellough church. The landscape

Sustainability Objective	Effect	Timescale	Permanence	Comments
				character assessment recommends closely monitoring extensions in to the countryside and avoiding exposed edges. An extension of Ellough Wood at the south of the site is proposed.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium term	Permanent	Construction, operation and car journeys from a site of this scale would contribute to climate change.
11. To conserve natural resources	-	Medium term	Permanent	Development of the site would result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	--	Medium term	Permanent	Ellough wood in the southeast corner is deciduous woodland which is a BAP habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	--	Medium term	Permanent	The proposal would result in the loss of the allocated enterprise zone to business, office and residential.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Medium term	Permanent	There are employment sites within walking and cycling distance.
Potential Mitigation Measures	The south of the site should be well landscaped to avoid an exposed edge in the landscape. An extension of Ellough Wood to the west is proposed which should be carried out. Pedestrian access to bus stops and safe cycle routes should be provided to improve access. The submission refers to relocation of the enterprise zone to a neighbouring site which would mitigate the loss from this site to some degree. This is not a straight forward procedure, however. Ellough wood should remain undeveloped, surveyed and protective measures employed as required. A noise assessment of neighbouring uses such as the karting track and			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				air strip should be undertaken and mitigation carried out as required. An air quality assessment may be necessary with regard to the anaerobic digester.

Notes:

The submission proposes to pay for a new electricity supply for the Ellough industrial estate, a new mains gas supply, and an extension of the foul sewerage treatment plant. This is to help the industrial estate grow. This would be funded through the proposed residential development.

Site Option: 78 Land off Benacre Rd, Ellough (Site 2)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues in local water recycling centres which could create problems for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and	-	Medium term	Permanent	The site is bounded along the southern boundary. There are industrial buildings to the north and west and a karting track to the

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				southwest. There would be intrusion in to the landscape. The landscape character assessment recommends closely monitoring extensions in to the countryside and avoiding exposed edges.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Medium term	Permanent	Development of the site would result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Medium term	Permanent	Business/office use is proposed which would generate jobs. It is proposed to move the nearby Enterprise Zone to this site and one to the north.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Medium term	permanent	There are no footpaths, cyclepaths or bus stops serving the site. Residential development is not easily accessed by sustainable means.
Potential Mitigation Measures	Softening edges of development with landscaping as recommended in the landscape character assessment would mitigate the landscape impact to some degree. Addition of foot/cycle paths and/or public transport to serve the site would encourage sustainable travel patterns.			

Notes:

This site is linked to site 77, to the west.

Site Option: 81: Land off Darby Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	A LAP is within walking distance of the site and natural open space is proposed. Development would result in loss of BEC4 allocation for allotments. Adjacent industrial site to the west.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Within cycling distance of pub, shops, primary school, GP surgery and post office. Pedestrian and cycle access via Nicholson drive. Uncertain if this is suitable to serve all vehicular traffic. Links may be possible to neighbouring sites. Unclear if vehicular access is possible to Souther Relief Road.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing will be provided which will help to meet needs.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues in the water recycling centres around Beccles which may create problems for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of	-	Short term	Permanent	The site is an irregular shape and protrudes in to open countryside. Part of the west of the site is

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				woodland and part has a Tree Preservation Order. Development of the site as proposed would be detrimental to the landscape. The proposed Southern Relief Road to the south of the site will break up views of the site across open countryside and change the character of the landscape to some degree by creating a hard feature. The Landscape Character Assessment states that exposed edges of the town should be avoided.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Development would result in emissions from construction, operation and additional car journeys.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	The west of the site features deciduous woodland which is a BAP priority habitat. There are ponds and hedgerows on the site which may provide habitat for wildlife.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	There are employment opportunities within cycling distance of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				Retention and protection and/or enhancement of the woodland to the west of the site would mitigate harm to the landscape and biodiversity. The southern relief road will mitigate the visual impact in the landscape. A more compact and regular shaped site would reduce the intrusion in to the landscape. Extensive landscaping should be provided to avoid a hard edge to the settlement. Allotments could be provided as part of the development to mitigate the loss of the allocated site.

Site Option: 82 Land off Ellough Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short term	Permanent	Open space and sports pitches will be provided. There is a source of smells and potential noise from a waste depot to the southeast of the site.
2. To improve levels of education and skills in the population	+	Long term	Permanent	A new school is proposed as part of the development.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Medium term	Permanent	The site is within walking and cycling distances of a number of facilities. Open space, sports facilities, a school, allotments, and a community centre are proposed.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help meet needs.
7. To maintain air quality	?	Short term	Permanent	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	?	Short term	Permanent	There are capacity issues in local water recycling centres which may

Sustainability Objective	Effect	Timescale	Permanence	Comments
				have an impact water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Short term	Permanent	The site is not prominent in the landscape, but care is needed to avoid an exposed edge to the development which would be damaging to the landscape character. Good quality soft landscaping could improve the edge of the settlement. The Beccles Southern Relief road will provide an edge to the site, separating it from open countryside. Development would result in a localised loss of open countryside, but there are no outstanding landscape features which would be lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Facilities would be provided locally but a development of this scale is likely to generate emissions. No significant flooding locally.
11. To conserve natural resources	-	Short term	Permanent	The development would result in the loss of greenfield land. The majority is agricultural grade 3b, some is grade 2.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	There are ponds adjacent to the site to the west which may be home to protected species.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	The site is within cycling distance of the Ellough industrial estate.
Potential Mitigation Measures	Housing should avoid the southeast corner of the site which is close a waste depot. The edge of the development should be sensitively landscaped to avoid an exposed edge. The adjacent ponds should be surveyed and mitigation measures employed as required.			

Site Option: 107 Land to the East of London Rd, Beccles (Commercial)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	No effect.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development will create employment opportunities which will reduce unemployment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The site abuts an industrial site with planning permission. The southern relief road will create a hard edge to the south of the site and change the character of the landscape.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Once the road is constructed the site will not intrude significantly in to the landscape, but the landscape character assessment states that hard edges should be avoided. No significant impact once developments to the north and south have been constructed.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	No effect.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of a green field site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Short term	Permanent	Commercial use would create employment.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	-	Short term	Permanent	Town centre uses in this location may draw footfall out of the Beccles town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	permanent	The site is not accessible by foot and cycle and public transport links are poor.
Potential Mitigation Measures	Avoiding town centre uses on the site would reduce competition with the town centre. Improving pedestrian, cycle and public transport links would improve accessibility but the prospects for this look poor.			

Site Option: 107 Land to the East of London Rd, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Within cycling distance of NEAPs, LEAPS and LAPs. However, the road is national speed limit and not very safe for cyclists. There is no footpath providing access to Beccles. No open space is proposed as part of the development. Traffic noise may be an issue for residential development close to the existing and proposed relief road.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	permanent	Within cycling distance of pub, shops, post office, play space and primary school. However, the road is national speed limit and not very safe for cyclists. There are no hard surfaced footpaths accessing Beccles. There is an unmade public footpath by the north boundary but this is not suitable for daily use.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with water recycling centres which could have knock-on effects for water quality objectives.
9. To conserve and enhance the quality and	0	Short term	permanent	The site abuts an industrial site with planning permission. The southern

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				relief road will create a hard edge to the south of the site and change the character of the landscape. Once the road is constructed the site will not intrude significantly in to the landscape, but the landscape character assessment states that hard edges should be avoided. No significant impact once developments to the north and south have been constructed.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys will result in emissions which contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	permanent	Employment sites are within walking and cycling distance. However: there is no made footpath serving the site and the road is national speed limit. Pedestrian and cycle access is therefore poor.
Potential Mitigation	Cycling and foot paths would improve accessibility but the prospects for			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	this appear to be poor.			

Site Option: 108 Land to the east of London Rd, Beccles (south of John Lawrence Close)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	NEAP within walking distance. Other open spaces within cycling distance. There is potential for disturbance from the railway line.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Within cycling distance of a pub, food shop, primary school, post office and GP surgery
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with local water recycling centres which could have knock-on effects for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The triangular site is bound by the A145 and residential development to the west; the railway line to the east; and residential development to the north. These provide screening for the site. The landscape character assessment states that extensions in to the landscape should be closely monitored and hard edges should

Sustainability Objective	Effect	Timescale	Permanence	Comments
				be avoided.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the development would create emissions which would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of a green field site.
12. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	There is a pond in the northwest corner which could be habitat for protected species.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment sites are accessible by walking and cycling.
Potential Mitigation Measures	The pond in the northwest corner should be surveyed and protection measures applied as necessary. A noise survey of the railway line should be carried out and noise mitigation measures applied as necessary.			

Site Option: 124 London Rd, Weston, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Within cycling distance of NEAPs, LEAPS and LAPs. However, the road is national speed limit and cyclists will need to cross a roundabout when the Southern Relief Road is

Sustainability Objective	Effect	Timescale	Permanence	Comments
				built. There is no footpath providing access to Beccles. No open space is proposed as part of the development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	permanent	Within cycling distance of pub, shops, post office, play space and primary school. However, the road is national speed limit and cyclists will need to cross a roundabout when the Southern Relief Road is built. There are no footpaths accessing Beccles.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, including affordable housing, is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	?	Not known	Not known	There may be capacity issues with water recycling centres which could have knock-on effects for water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent.	The site is in an isolated position in the countryside, even when taking in to account the position of the proposed Southern Relief Road. The Landscape Character Assessment states that extensions in to the landscape should be closely monitored and exposed edges avoided. There are trees round the south and east edges of the site yet these would not screen development in such an exposed

Sustainability Objective	Effect	Timescale	Permanence	Comments
				location.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys will result in emissions which contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	The east and part of the south boundaries are deciduous woodland which is a BAP habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	permanent	Employment sites are within walking and cycling distance. However: there is no footpath serving the site; the road is national speed limit; and a roundabout is due to be built as part of the relief road. Cycle access is therefore poor.
Potential Mitigation Measures	There is little prospect for footpath and cycle improvements to improve access and sustainable travel. The BAP habitats should be generously buffered to avoid impact. It is unlikely that landscaping could sufficiently screen the development in the landscape.			

Site Option: 126 – Marsh Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	0	Long	Permanent	Site is in a semi-rural location with limited access to nearby sports

Sustainability Objective	Effect	Timescale	Permanence	Comments
population		term		fields and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for most services and facilities.
5. To reduce deprivation of all forms.	0	Short term	Permanent	Development of site to provide housing but unlikely to contribute to reducing deprivation. A higher value location.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site could provide a mix of house types to meet the needs of different people in the area.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site slopes down to north edge but is enclosed by trees and hedgerows. Potential impacts for views from the broads.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Development of this scale will not have any significant impacts.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent.	No loss of designated site but potential impacts to existing boundary trees and hedgerows.
13. To conserve and enhance the historic	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	0/+	Short term	Permanent	Providing housing in relatively sustainable location where there are employment opportunities.
Potential Mitigation Measures	Design and scale of new development would need to take account of the setting of the Broads.			

Site Option: 133 – Owls Cottage, Marsh Lane, Worlingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site is in a semi-rural location with limited access to nearby sports fields and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for most services and facilities.
5. To reduce deprivation of all forms.	0	Short term	Permanent	Development of site to provide housing but unlikely to contribute to reducing deprivation. A higher value location.
6. To meet the housing requirements of the	+	Short term	Permanent	Development of site could provide a mix of house types to meet the

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				needs of different people in the area.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is a flat site of garden land surrounded by trees. New housing would have impacts for the setting of existing properties and require removal of trees.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Development of this scale will not have any significant impacts.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent.	No loss of designated site but potential impacts to existing trees.
13. To conserve and enhance the historic environment	0	Long term	Permanent.	May be some potential for archaeology on site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	0/+	Short term	Permanent	Providing housing in relatively sustainable location where there are employment opportunities.
Potential Mitigation	Design and scale of new development would need to take account of			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	the existing houses and impacts on existing trees.			

Site Option: 145 – The Bull Field, Ringsfield Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site has access to nearby sports fields and other facilities. Open space could be provided as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities and should provide additional open space as part of development.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is in agricultural use and open aspect to the countryside to the west.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	Development of this scale will not have any significant impacts.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Long term	Permanent	Loss of agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect
Potential Mitigation Measures	Design and scale of new development would need to take account of the visual impact of the site when viewed from open western aspect.			

Site Option: 156 West of A145 London Road, Beccles

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Open space is proposed. Site is within cycling distance of facilities and an existing LAP is 60 metres away.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Short term	Permanent	The site is within cycling distance of pub, food shop, primary school, post office and GP surgery. Open space will be provided on site.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing will be provided which will help to meet needs.
7. To maintain air quality	?	Unknown	Unknown	A development of this scale may have an impact on air quality.
8. To maintain and improve water quality	?	Unknown	Unknown	There are capacity issues in local water recycling centres which may have an impact on water quality objectives.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Open countryside would be lost and development would be visible in views from the south, and views from the west to a lesser degree. The settlement edge is currently soft here and development would bring a harder edge, out of keeping with the LCA.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	A development of this scale and location would generate greenhouse gas emissions.
11. To conserve natural resources	--	Short term	Permanent	Development would result in the loss of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are boundary hedgerows and a pond on site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment opportunities are within walking distance.
Potential Mitigation Measures	Sensitive landscaping may mitigate the impact on the edge of the settlement to a limited degree. No mitigation possible for the loss of grade 2 agricultural land. Hedgerows and the pond could be retained.			

Site Options – Bungay

Site Option: 37 Land at Dukes Bridge, Beccles Road, Bungay

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Within walking distance of food shop; within cycling distance of pub; post office; meeting place and GP surgery; within 2000m of primary school. Part of site within 5 min walk of LEAP; MUGA - within 1000m; Semi Natural Greenspace: within 2km of 20-100ha site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Within walking distance of food shop (Rainbow, Hillside Road East); within cycling distance of pub; post office; meeting place and GP surgery; within 2000m of primary school
5. To reduce deprivation	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of all forms.				
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing/residential care home which will help meet needs, including those of the elderly.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	Development of the site would undermine the open character of the site which contributes positively to the townscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The site is at high risk of flooding and development would create homes in flood zone and is likely to increase the risk of flooding elsewhere.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	The site is floodplain grazing marsh which is a BAP habitat.
13. To conserve and enhance the historic environment	-	Short term	Permanent	Development would remove the open space which contributes to the setting to the nearby listed building to the northwest.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Within cycling and walking distance of employment sites.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				Design homes to be compatible with flooding and not increase flood impacts elsewhere. It is not considered that the impact on the BAP habitat could be mitigated. Retaining open space near to the listed building would mitigate the impact on its setting.

Site Option: 39 Land at Grove Farm, Mettingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Site is within cycling distance of LAP and LEAP. No open space proposed on site.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	Within cycling distance of pubs, shops, primary schools, GP surgery, post office and play areas.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is provided which will help meet housing need.
7. To maintain air quality	?	Not known	Not known	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The northern part of the site would be visible in main views of Bungay from the B1062. The main, southern part of the site is higher than the town. The landscape character assessment recommends avoiding further encroachment from the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				valley towns in addition to avoiding the creation of exposed or lit settlement edges.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, operation and car journeys would contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development of the site would result in the loss of a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There is a pond adjacent to the site to the northeast which could provide valuable habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment sites are within cycling distance.
Potential Mitigation Measures	The adjacent pond should be surveyed and protective measures put in place as required. Avoidance of lit or exposed settlement edges may mitigate the landscape impact to some degree.			

Site Option: 45 Land at St Johns Road, Bungay, Suffolk

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	The proposed open space will encourage active lifestyles and provide amenity space, and help

Sustainability Objective	Effect	Timescale	Permanence	Comments
				reduce obesity in children and adults. The edge of the site is around 500m from Bungay medical centre.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	The proposed open space and existing nearby play area will increase provision of public open space and number of homes with good access to open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	short term	Permanent	Residential development of the site will contribute to meeting housing need, but it is not known what housing mix will be provided and if it will affect the affordability of housing.
7. To maintain air quality	?	Long term	Permanent	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	short term	Permanent	The site is unlikely to have a significant impact on the quality of the landscape or townscape as it is not prominent in either.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Development of the site will not significantly affect greenhouse gas emissions or risk of coastal erosion. Part of the site is in a flood risk zone and part of the site is at high risk from surface water flooding. Risk of flooding could be mitigated by

Sustainability Objective	Effect	Timescale	Permanence	Comments
				avoiding built development in this area.
11. To conserve natural resources	-	short term	Permanent	It would result in the loss of greenfield land. The site is classified as urban land therefore it would not result in loss of best and most versatile agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	There are some hedgerows bounding the site and a nearby stream to the east. Loss or harm to these features would be detrimental to biodiversity.
13. To conserve and enhance the historic environment	0	Long term	Permanent	No significant impact.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Footfall in town centres?
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Industrial development is allocated on the west side of St Johns Road. Delivery of this development would create very close by employment opportunities. Other employment sites are within walking and cycling distance.
Potential Mitigation Measures				
Protection or enhancement of hedgerows and streams would mitigate any impacts on biodiversity.				

Site Option: 55 Land between Pilgrim's Way and Wingfield Street, Bungay

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is within walking distance of primary schools and GP surgery. Within cycling distance of pubs/meeting place, food shops and post office.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	permanent	Within walking distance of primary schools, GP surgery and play areas. Within cycling distance of pubs/meeting place, food shops, post office, semi-natural areas and recreational facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	0	n/a	n/a	A development of this scale is unlikely to generate significant traffic.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Short term	Permanent	The northwest portion of the site is in the Conservation Area and development will need to be sensitively designed. There is the potential to improve this part of the site as it is currently untidy.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The site is in a flood risk zone identified in the Strategic Flood Risk Assessment and development of the site is likely to increase flood risk elsewhere. The site is in a very accessible location and is close to facilities, schools and transport links.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Short term	Permanent	The majority of the site is allotment land which is greenfield.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	There are mature trees and hedgerow on the site.
13. To conserve and enhance the historic environment	?	Long term	Permanent	Part of the site is in the Conservation Area. This piece of the site is currently untidy and there is an opportunity to enhance the Conservation Area with sensitively designed development.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment sites are within walking and cycling distance.
Potential Mitigation Measures	Retention and enhancement of hedgerows, trees and planting. Design development to be flood compatible and not increase risk of flooding elsewhere.			

Site Options – Halesworth and Holton

Site Option: 13, Fairview Farm, Norwich Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Long term	Permanent	Proposed development would be located within cycling and walking

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				distance of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed residential development would be located within walking and cycling distance of shops and other services in Halesworth town centre, as well as the doctor's surgery and Patrick Stead Hospital.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Employment development has the potential to reduce levels of deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	The site is proposed for housing that will help meet needs.
7. To maintain air quality	?	Unknown	Unknown	This site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	Proposed development is unlikely to be visible from the north, west and south. From the east it may be highly visible from Holton.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	This site is situated in an area of grade 3 agricultural land and is partially within source protection zone 1.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This site is thickly overgrown and is directly adjacent to a county wildlife site to the north.
13. To conserve and enhance the historic environment	--?	n/a	n/a	This site surrounds Archer's Cottage, which is grade II listed, and could impact upon the building's setting.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Employment development would support sustained and resilient economic growth.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Proposed development would not impact upon the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Employment development on this site would be accessible from nearby residential areas by bike or on foot. Residential development would also be within walking distance of existing employment opportunities.
Potential Mitigation Measures	Proposed development should retain trees and hedges to the east of the site to minimise landscape impact. The county wildlife site to the north will also help to minimise landscape impact.			

Site Option: 14. Field, Saxon Way, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking and cycling distance of facilities in Halesworth town centre.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs provided it contains a suitable mixture of housing types and tenures.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development could obstruct views of the Halesworth conservation area and the Blyth Valley. The site is located in a rural river valley landscape area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would be located within flood risk zone 2 and is also at high risk of surface water flooding. Whilst the site is in cycling distance of most services and facilities the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	The site is not designated but is highly overgrown and so may be of value to biodiversity.
13. To conserve and enhance the historic environment	-	Long term	Permanent	Proposed development could harm views of the Halesworth conservation area.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural	0	Unknown	Unknown	Proposed development could

Sustainability Objective	Effect	Timescale	Permanence	Comments
economy				provide housing for the surrounding rural area if it contains a suitable mixture of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should be resilient to flood risk and surface water flooding. It should also retain some plants and trees on the site to mitigate landscape impact.			

Site Option: 32, Land adjacent to the Oaks, Beccles Road, Upper Holton, Halesworth, Suffolk

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development will not be located within cycling or walking distance of services, health facilities or open space.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	-	Long term	Permanent	Proposed development would be in an isolated location and outside of cycling and walking distance to key services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet housing needs of the local community .

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would take place on a site that is isolated and not linked to an existing settlement. Surrounding land is not designated but is nonetheless picturesque and could be harmed by future development.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance services and facilities. Parts of the site are also at low risk of surface water flooding.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on greenfield land in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Proposed development is in an isolated location but would be within cycling distance of the Bernard Matthews factory.
Potential Mitigation Measures	Proposed development would be located in an isolated site detached from other settlements, which would make landscape impact mitigation			

Sustainability Objective	Effect	Timescale	Permanence	Comments
	difficult.			

Site Option: 65 Land north and east of Hill Farm Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Development on this site will create some public open space; key services will be accessible by foot and by bike.
2. To improve levels of education and skills in the population	0	n/a	n/a	n/a
3. To reduce crime and anti-social behaviour	0	n/a	n/a	n/a
4. To improve access to key services and facilities	+	Long term	Permanent	Residents will have quick and convenient access to key services and facilities in Halesworth town centre.
5. To reduce deprivation of all forms.	0	n/a	n/a	n/a
6. To meet the housing requirements of the whole community	+	Long term	Permanent	This is a significant allocation for new housing development but the mixture and types of housing available have yet to be determined.
7. To maintain air quality	?	n/a	n/a	n/a
8. To maintain and improve water quality	0	n/a	n/a	n/a
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Development on this site will form a major encroachment into the gap between Halesworth and Holton in a tributary landscape area and will remove excellent views towards Holton.
10. To reduce contributions to climate change and mitigate the	0	n/a	n/a	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	This is an allocation on greenfield land.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	This is an overgrown site that might contain biodiversity habitats.
13. To conserve and enhance the historic environment	-?	Long term	Permanent	Development on this site would obscure views towards Holton conservation area.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development on this site is within cycling and walking distance of employment opportunities.
Potential Mitigation Measures	Proposed development on the scale proposed would have a landscape impact that would be extremely hard to mitigate.			

Site Option: 73, Land North of Moore Cottages, Upper Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development is not located within walking and cycling distance of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	Proposed development will not impact upon levels of education and skills.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Proposed development will not impact upon levels of crime and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				anti social behaviour.
4. To improve access to key services and facilities	0	n/a	n/a	Proposed development on this site would not give good access to existing services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	Proposed development on this site would not impact upon levels of deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing requirements.
7. To maintain air quality	0	n/a	n/a	No effects
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Proposed development would be highly visible from the west and north of the site. It may change the character of the site and dilute its bucolic feel.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The remote location of this site means that it will not reduce the contribution of future development to climate change.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Proposed development may impact upon a copse which sits on the opposite side of a narrow road.
13. To conserve and enhance the historic environment	?	n/a	n/a	Proposed development may impact upon nearby cottages and farmhouse.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Unknown	Unknown	Proposed development has the potential to deliver housing which could help to sustain an support a small rural community assuming an appropriate mix of types and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Proposed development is not situated close to an employment site and so would not encourage efficient patterns of movement in support of economic growth.
Potential Mitigation Measures	Proposed development will be very exposed to the west and tree and hedge planting might help to mitigate any landscape impact.			

Site Option: 76, Land north of Sparrowhawk Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	n/a	n/a	Proposed development is located within walking and cycling distance of nearby residential areas.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Proposed development is unlikely to impact upon crime and antisocial behaviour.
4. To improve access to key services and facilities	+	Long term	Permanent	Town centre services in Halesworth would be accessible to this site by bike or public transport.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Employment development has the potential to reduce unemployment.
6. To meet the housing requirements of the whole community	0	n/a	n/a	Proposed development will not have any impact upon meeting local housing needs.
7. To maintain air quality	-?	n/a	n/a	Employment development and the development of storage and distribution may create issues with air pollution and odour.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	Proposed development would be bounded by factories to the east and south. It is bounded to the west by a thick bank of trees and hedges. However the very flat countryside means there may still be some landscape impact.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is within cycling and walking distance of residential areas the scale and type of development means that on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	This site is located in grade 3 agricultural land and is also within source protection zone 1.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	This site is surrounded by large mature hedges and trees which may be damaged or destroyed by redevelopment.
13. To conserve and enhance the historic environment	-	Long term	Permanent	Halesworth airfield crosses part of the site.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Employment development will help to underpin economic growth.
15. To enhance the rural economy	+	Long term	Permanent	Employment development will help to underpin economic growth and support the rural economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Proposed development will not impact upon the town centre.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Employment development will be accessible by public transport or cycling from nearby residential areas.
Potential Mitigation Measures	Proposed development could retain hedgerows to the west and south to help mitigate landscape impact.			

Site Option: 86, Land off Saxons Way, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking and cycling distance of key services and facilities in Halesworth.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development could potentially impact upon views of the conservation area including St. Mary's Church. The site is located in an area of rural river valleys.
10. To reduce contributions to climate change and mitigate the effects.	-	n/a	n/a	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located within source protection zone 2.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	This site is not designated but parts of it are heavily overgrown and so may serve as a habitat for biodiversity.
13. To conserve and enhance the historic environment	-	Long term	Permanent	Proposed development could harm views of Halesworth conservation area, including St. Mary's Church.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for the rural community provided that it includes a suitable mixture of types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be in a visible location and could obstruct views of Halesworth. This would be hard to mitigate. Any development should also be resilient to flood risk and surface water flooding.			

Site Option: 87, Land on Bungay Road, Holton, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	Proposed development will not impact upon the education and skills levels.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking distance of a public house and a primary school. Other services and facilities are accessible by public transport to Halesworth.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	n/a	n/a	Proposed development is located within the gap between Halesworth and Holton and is part of an attractive area of rolling countryside (tributary valley farmland). Care must therefore be taken to ensure that it does not harm the surrounding landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on grade 3 agricultural land and the south eastern part falls within source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
growth				
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide affordable housing for local people provided it contains an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development is located so that residents could easily access employment opportunities by public transport or bike.
Potential Mitigation Measures	Proposed development would be bounded on two sides by existing development. Retention of hedgerows to the north and south would help to mitigate landscape impact.			

Site Option: 89 Land on Lodge Road, Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be within walking distance of both a pub and a primary school. A range of shops and services is located in Halesworth, which is within 30 minutes of travel from the site by public transport.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development has the potential to be highly visible from the west, which could impact upon views towards Holton. This site is situated within an area of tributary valley farmland.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Site is located within grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Proposed development is located within a plantation surrounded by mature trees and tall hedges. There is the potential for some impact upon biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Unknown	Unknown	Proposed development has the potential to meet local housing needs provided it contains a suitable mix of types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of	+	Long term	Permanent	Proposed development would have access by bicycle or public transport

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth				to employment sites in Halesworth.
Potential Mitigation Measures	Proposed development could utilise existing hedges around the edge of the site to minimise landscape impact.			

Site Option: 102, Land off Sparrowhawk Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would be accessible from nearby residential areas.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be within cycling and walking distance of nearby shops and services in Halesworth.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Employment development has the potential to reduce levels of deprivation.
6. To meet the housing requirements of the whole community	0	n/a	n/a	No effect
7. To maintain air quality	?	n/a	n/a	Proposed development is unlikely to impact upon air quality but the increase in lorries accessing storage and distribution businesses might have some effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and	-	Long term	Permanent	Proposed development would be located in an area of undulating land which slopes down towards the east. Development has the

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				potential to significantly reduce views towards Holton and could harm local amenity.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development is located in an area of grade 3 agricultural land and source protection zone 1.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Proposed development could result in the loss of trees and hedges that run across the site.
13. To conserve and enhance the historic environment	?	Long term	Permanent	Proposed development could harm the farmhouse located on the site.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Proposed development could create jobs which would support economic growth.
15. To enhance the rural economy	+	Long term	Permanent	Proposed development could create jobs which would support the economy of the surrounding rural area.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be within cycling and walking distance of nearby residential areas which would create sustainable patterns of movement.
Potential Mitigation Measures	Potential development would cover a large site which would be very prominent in the landscape. Retention of trees and hedges could help to mitigate any landscape impact.			

Site Option: 103, Land south of The Street, Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of a primary school and a public house. Services and facilities in Halesworth are accessible by public transport.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet housing needs
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	n/a	n/a	Proposed development could lead to coalescence between Halesworth and Holton along Holton Road. The site is fairly prominent and development could alter or harm the character of the surrounding area. This is an area of rural river valley landscape, which is of a high landscape value.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural	-	Long	Permanent	Proposed development would be

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		situated within source protection zone 1 and grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	?	Unknown	Unknown	Proposed development is located close to Holton conservation area and is opposite a number of historic buildings.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide housing for local people .
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling distance of local employment opportunities and these could be reached by public transport.
Potential Mitigation Measures	Proposed development should retail existing trees and hedges to minimise landscape impact. Careful attention should also be given to design and landscaping.			

Site Option: 106, Land north of 34-48 Old Station Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 2 km of a pub and meeting place; food shop; primary school; post office; GP surgery.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has potential to meet the housing needs of local people
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would form a incursion into an area of attractive countryside and is in a reasonably prominent location. The site is located on greenfield land in tributary valley farmland.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development is located in grade 3 agricultural land and source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide housing for people from

Sustainability Objective	Effect	Timescale	Permanence	Comments
				rural areas .
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be located on a very prominent site set within tributary farmland. Visual impact would be considerable and difficult to mitigate as a result.			

Site Option: 115, Land to the west of Halesworth (Block 1)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development will have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking distance of key shops and services.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs
7. To maintain air quality	?	n/a	n/a	This site will generate significant amounts of new traffic but it is not known whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	This site is not designated but it is in a prominent location in an area of picturesque rolling countryside (classified as tributary valley farmland). Development has the potential to harm the appearance of this area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Long term	Permanent	Proposed development would be located within source protection zones 2 and 3. The site is agricultural land grades 2 and 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development is unlikely to impact significantly on local biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development is located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be highly visible in the landscape and mitigation measures would be difficult.			

Site Option: 116, Land to the west of Halesworth, Block 2

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development will have access to nearby services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of key shops and services.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing need
7. To maintain air quality	?	n/a	n/a	This site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development located in an area of tributary valley farmland and rural river valley on a highly visible site. Development would be highly visible.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	While this site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Long term	Permanent	Proposed development would be located on grade 2 and 3 agricultural land and source protection zones 2 and 3 (zone 1 along the southern edge).

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development is not likely to impact on biodiversity and geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	Proposed development is not likely to impact upon the historic environment.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to support the rural economy by meeting rural housing needs. This is dependent upon development delivering a suitable range of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be highly visible in the landscape and mitigation measures would be difficult. Development on the eastern edge of the site would need to be resilient to surface water flooding.			

Site Option: 121, Land west of Moores Cottages, Upper Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development would not be located within cycling distance of services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	n/a	n/a	Proposed development would not improve access to key services and facilities for local residents.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet the housing needs of the local population
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	n/a	n/a	Proposed development would be highly visible from the south and west and could alter the remote character of the area.
10. To reduce contributions to climate change and mitigate the effects.	0	n/a	n/a	The remote location of this site means that it will not reduce the contribution of future development to climate change.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	Proposed development may impact upon nearby hedgerows.
13. To conserve and enhance the historic environment	?	n/a	n/a	Proposed development may impact upon the settings of nearby cottages and farmhouse.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Development on this site will not impact upon economic growth.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to support if it can deliver appropriate types and tenures of new housing.
16. To enhance the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
viability and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	Proposed development is not situated close to an employment site and so would not encourage efficient patterns of movement in support of economic growth.
Potential Mitigation Measures	Proposed development will be very exposed to the south and west of the site. Tree and hedge planting will help to mitigate landscape impact.			

Site Option: 122, Land west of Norwich Road, north of Old Station Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to local services, opens space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of key services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs
7. To maintain air quality	?	n/a	n/a	This site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development is not in a designated area but does form an attractive valley in an area of picturesque rolling countryside (an area of tributary valley farmland). Development has the potential to impact upon the surrounding landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Proposed development is located in a heavily overgrown site that might be of biodiversity value. There are TPO trees located at the southern entrance to the site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	?	n/a	n/a	Proposed development would be located next to an employment area, which could create issues of noise and odour. There is a possibility that employers on this site may have to close or relocate as a result.
15. To enhance the rural economy	?	n/a	n/a	Proposed development could provide housing for residents in surrounding areas but could also result in the closure of neighbouring businesses due to noise and odour complaints.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Sensitive design and use of existing trees and shrubs could help to mitigate landscape impact. The site is already enclosed by development on three sides.			

Site Option: 140, Site to the rear of 51 Old Station Road (1), Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 2 km cycling distance of a pub and meeting place; food shop; post office; GP surgery; primary school.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and	--	Long term	Permanent	Proposed development would form a significant incursion into the open countryside and would be highly visible from the surrounding area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				This is a greenfield site partly located within tributary valley farmland.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst this site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development is located in an area that is grade 3 agricultural land and is within source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development is unlikely to impact on biodiversity or geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be located on a greenfield site that is located prominently in an area of landscape value. This would make mitigation measures for landscape impact difficult.			

Site Option: 148, Holton Sawmill, Holton

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	n/a
3. To reduce crime and anti-social behaviour	0	n/a	n/a	n/a
4. To improve access to key services and facilities	+	Long term	Permanent	Development on this site will be within a 30 minute public transport ride to most services, including play space and public space.
5. To reduce deprivation of all forms.	0	n/a	n/a	n/a
6. To meet the housing requirements of the whole community	+	Long term	Permanent	If this site is developed for residential uses it will provide housing for local people but the exact range of types and tenures has not been decided yet. A nursing home would provide accommodation for those who are elderly and infirm.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effects.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Proposed development would potentially impact upon the nearby conservation area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	This site is not currently farmed but is classified as grade 3 agricultural land.
12. To conserve and	--?	Long	Permanent	This site is located directly adjacent

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		to a county wildlife site and is close to a site of special scientific interest.
13. To conserve and enhance the historic environment	?	Long term	Permanent	This site is close to Holton conservation area and the village's historic core.
14. To achieve sustained and resilient economic growth	-	Long term	Permanent	Proposed development will result in the loss of an employment site.
15. To enhance the rural economy	0	n/a	n/a	Unsure about exact nature of proposal – it may include affordable housing but this has not been explicitly stated.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	n/a
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Employment opportunities are within cycling distance of this proposal.
Potential Mitigation Measures	Mitigation measures will be needed to ensure the protection of the neighbouring county wildlife site and site of special scientific interest.			

Site Option: 151, Town Farm 1, off Harrisons Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking distance of key services and facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet the housing needs of the local population
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would be located within the gap between Halesworth and Holton and would be highly visible from lower ground to the east. It is situated within tributary valley farmland. It would also impact upon views towards Holton.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located within an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for local people provided it includes an appropriate mixture of housing types and tenures.
16. To enhance the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
viability and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of nearby employment opportunities.
Potential Mitigation Measures	Use of tree planting and landscaping would be needed to mitigate landscape impacts, particularly along the eastern boundary.			

Site Option: 152, Town Farm 2, off Harrisons Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development will be located within cycling and walking distance of key services and facilities in Halesworth.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	?	n/a	n/a	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and	--	Long term	Permanent	Proposed development would be located on a large site that slopes

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				down towards Holton in an area of tributary valley farmland. It forms a major incursion into the gap between Halesworth and Holton and would harm views towards Holton in the east.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in a site that is in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for rural communities .
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development is located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should include tree planting and landscaping to mitigate any landscape impact.			

Site Option: 153, Town Farm 3, Off Harrison's Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development is located within walking and cycling distance of key services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing requirements
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would be highly visible from the south and east and could obstruct views across the gap between Halesworth and Holton . The site is located within an area of tributary valley farmland.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on grade 3 arable land and is partially within source protection zone 2.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide housing for residents of rural areas provided it includes appropriate housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should mitigate landscape impact through retention of existing trees and hedges. Careful consideration should also be given to design and landscaping.			

Site Option: 154, Town Farm 4, off Harrisons Lane, Halesworth, Suffolk.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be within cycling and walking distance of key services and facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would be shielded on all four sides by tall trees and dense vegetation. However the site is also located within tributary valley farmland and the gap between Halesworth and Holton and development could harm views towards Holton.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This site is not formally designated but the mature trees and hedges surrounding it could be a biodiversity habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for rural communities providing it contains an appropriate mix of housing types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development will be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should retain existing trees and hedgerows in order to mitigate landscape impact.			

Site Option: 155, Town Farm 5, Off Harrison's Lane, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of key services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of	--	n/a	n/a	The site is surrounded by tall trees which would screen in from the surrounding area. However its

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				location is prominent in the tributary valley farmland area, which increases the risk of negative landscape impact.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development is located within source protection zone 3 and an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	Proposed development would be located in a small site surrounded by tall trees and hedges that may be of some biodiversity value.
13. To conserve and enhance the historic environment	-	Long term	Permanent	There may be some impact upon the setting of Halesworth cemetery.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for local people provided it includes an appropriate mix of housing and tenure types.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Development is not expected to impact local town centres.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development is located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Retention of trees and hedges will help to mitigate landscape impact.			

Site Option: 159, East of A144 opposite the Triple Plea, Halesworth/Spexhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	Land use not specified but is unlikely to impact upon levels of education and skills in the population.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	Land use not specified but is unlikely to impact upon levels of crime and anti social behaviour.
4. To improve access to key services and facilities	+	Long term	Permanent	Any development on this site would be within cycling distance of town centre shops and services.
5. To reduce deprivation of all forms.	?	n/a	n/a	It is not known whether development would impact upon levels of deprivation.
6. To meet the housing requirements of the whole community	?	n/a	n/a	It is not known whether development would meet the housing needs of the local community.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effects.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	n/a	n/a	It is not known whether development would impact upon the surrounding townscape. However this is an area flat land with large open fields. Development of any sort may be prominent within this landscape. Furthermore this site is not related to the rest of Halesworth.
10. To reduce contributions to climate change and mitigate the effects.	-	n/a	n/a	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Long term	Permanent	This site is located in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	It is not known whether development would impact upon biodiversity. However the site is surrounded by mature trees and hedges and there is a county wildlife site immediately to the south on the other side of Sparrowhawk Road.
13. To conserve and enhance the historic environment	0	n/a	n/a	It is unlikely that development on this site will impact upon the historic environment.
14. To achieve sustained and resilient economic growth	?	n/a	n/a	It is not known whether development of this site will impact upon economic growth.
15. To enhance the rural economy	?	n/a	n/a	It is not known whether development of this site will enhance the rural economy.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Development on this site is unlikely to impact upon local town centres.
17. To encourage efficient patterns of movement in support of economic growth	?	n/a	n/a	It is not known whether development of this site would support efficient patterns of movement.
Potential Mitigation Measures	Proposed development should be low rise and retain trees and hedges so as to mitigate any landscape impact.			

Site Option: 160, Basley Ground, Bramfield Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population				
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development on this site would be located within walking distance of shops and key services.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development would meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would be located within the rural river valley landscape area. It would form a visible incursion into the countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development on this site would be located within source protection zone 3.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	It is not known whether development on this site would enhance biodiversity and geodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	There is a historic bridge on the east of the site on Bramfield Road.
14. To achieve sustained and resilient economic growth	?	n/a	n/a	It is not known whether development of this site would contribute to local economic growth.
15. To enhance the rural	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
economy				
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development on this site would be situated within easy walking and cycling distance of nearby employment and residential areas.
Potential Mitigation Measures	Proposed development must include flood risk mitigation measures. Retaining trees and hedges will help to mitigate landscape impact.			

Site Option: 161, Dairy Hill Playing Fields, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Development on this site would be located within walking distance of local services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	?	n/a	n/a	It is not known whether development on this site would impact upon housing supply.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and	--	Long term	Permanent	This site is in a prominent location overlooking the town to the south

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				and west in an area of tributary valley farmland. Development on this site has the potential to impact the local townscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus rate.
11. To conserve natural resources	-	Long term	Permanent	The southern half of this site is located in source protection zone 2.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Development on this site is unlikely to impact upon biodiversity and geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	?	n/a	n/a	It is not known whether development on this site would impact upon the rural economy.
16. To enhance the viability and vitality of town centres	?	n/a	n/a	It is not known whether development on this site would impact upon local town centres.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development on this site would be located within cycling and walking distance of local employment sites.
Potential Mitigation Measures	Proposed development should include careful attention to design and landscaping and retain existing vegetation in order to mitigate landscape impact.			

Site Option: 162, South of Wissett Road, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Development on this site would be located within walking and cycling distance of key services and facilities in Halesworth.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	?	n/a	n/a	It is not known whether development of this supply would impact upon housing supply.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	n/a	n/a	It is not known whether development on this site will impact on landscapes and townscapes.
10. To reduce contributions to climate change and mitigate the effects.	+	Long term	Permanent	While the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Development on this site is located within source protection zone 2; part of the site is also grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This site is not formally designated but there are tall hedges along either side which could be a biodiversity habitat.
13. To conserve and	?	n/a	n/a	Development on this site would be

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the historic environment				located on the edge of the Halesworth conservation area. Insensitive development could harm the setting of historic buildings to the south.
14. To achieve sustained and resilient economic growth	?	n/a	n/a	It is not known whether development on this site would support economic growth.
15. To enhance the rural economy	?	n/a	n/a	It is not known whether development on this site would support the rural economy.
16. To enhance the viability and vitality of town centres	?	n/a	n/a	It is not known whether development on this site would impact upon local town centres.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Development on this site would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should give careful consideration to design to avoid any visual impact upon the neighbouring conservation area. Retention of trees and hedges will help to mitigate visual impact upon surrounding residential areas.			

Site Option: 163, West of Roman Way, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Development on this site would be in a location from where local shops and services could be accessed by

Sustainability Objective	Effect	Timescale	Permanence	Comments
				bike or on foot.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	?	Unknown	Unknown	It is not known whether the site will meet local housing needs.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	Development on this site is not likely to impact upon water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would be located in an area of tributary valley farmland on a site that is highly visible from the north.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	--	Long term	Permanent	Development on this site would be located in source protection zones 1 and 2 and is in an area of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	This site is not formally designated but is overgrown and so may provide some biodiversity habitat.
13. To conserve and enhance the historic environment	-?	Long term	Permanent	Roman artefacts have been discovered on the site.
14. To achieve sustained and resilient economic growth	?	n/a	n/a	It is not known if development on this site would impact upon economic growth.
15. To enhance the rural economy	?	n/a	n/a	It is not known if development on this site would impact on the rural economy.
16. To enhance the viability and vitality of town centres	?	n/a	n/a	It is not known if development on this site would impact upon local town centres.
17. To encourage	+	Long	Permanent	Development on this site would be

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement in support of economic growth		term		located within walking and cycling distance of local employment sites.
Potential Mitigation Measures	Proposed development would form a visible incursion into the countryside. Mitigation of landscape impacts would not be possible.			

Site Options – Southwold and Reydon

Site Option: 05 Brambles Drift, Green Lane, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development has access to services, open space and medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	There are shops and a post office within Reydon.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed housing will help to meet the housing needs of the local community
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed housing could form a significant encroachment into the AONB and would be highly visible from the surrounding countryside.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is more likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	The site is situated within a source protection zone.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	The site is close to but not actually in an area of biodiversity value.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed housing will be within cycling and walking distance of employment opportunities at Fountains Way.
Potential Mitigation Measures	Proposed development should retain existing hedgerows in order to mitigate landscape impact. Careful attention to design and the use of low rise buildings will also both help to minimise landscape impact.			

Site Option: 06, Broadside Park Farm, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Proposed development would have poor access to services, open space or health facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Long term	Permanent	Proposed development would have poor access to services, open space or health facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	Development on this site will not have any impact upon deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed housing could help to meet local needs
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Development on this site would not be connected to existing settlements. Furthermore it would form a major encroachment into the AONB and would be highly visible, particularly from the south.
10. To reduce contributions to climate change and mitigate the effects.	--?	Long term	Permanent	Proposed development would not be well located for access to services and health facilities and on balance would be likely to increase emissions beyond a de minimus level. The site is 30m from the Coastal Change Management Area therefore there is a risk that further properties could be put at risk from erosion.
11. To conserve natural resources	-	n/a	n/a	Development on this site would not result in the loss of grade 1,2 or 3 agricultural land and is not in a source protection zone. However development would result in the loss of a greenfield site.
12. To conserve and	-	Long	Permanent	The western half of this site is in an

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		area of heathland.
13. To conserve and enhance the historic environment	-?	Long term	Permanent	Development on this site would be located in an area with historic remains although it is unclear how these would be affected.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+?	Long term	Permanent	The northeast corner of this site is located close to but not in the coastal erosion risk zone. Proposed development would be within walking and cycling distance of nearby shops, services and employment opportunities.
Potential Mitigation Measures	Proposed development would be in a highly visible location separated from existing settlements. Landscape impact would be considerable and mitigation measures extremely difficult to achieve.			

Site Option: 26, Jubilee, Green Lane, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development will be within walking and cycling distance of shops and a doctors surgery.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would create a major incursion into the AONB which could be highly visible from the surrounding area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would result in the loss of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed housing development could help to support the rural economy .
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development is located within walking and cycling distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should retain surrounding trees and hedgerows to minimise landscape impact. Low rise buildings with a high quality design could also help to mitigate landscape impact.			

Site Option: 38, Land at Green Lane, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking and cycling distance of a doctor's surgery and local shops.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Employment development has the potential to reduce deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	Development on this site will not impact upon water quality.
9. To conserve and enhance the quality and distinctiveness of	--	Long term	Permanent	Proposed development would form a major incursion into the AONB. It would be highly visible from the

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				surrounding area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would result in the loss of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	There is a pond directly to the north of the site, which is also bisected by a hedgerow.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	+	Long term	Permanent	Proposed business and office and storage distribution uses have the potential to provide local employment.
15. To enhance the rural economy	?	Long term	Permanent	Proposed housing development has the potential to support the rural economy; proposed employment uses could also provide employment development. This is worth noting because the existing employment allocation is nearly at capacity and Site Specific Allocation SSP3 is being built out.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed housing development will be located within cycling and walking distance of employment opportunities. Employment development will be adjacent to residential areas.
Potential Mitigation	Proposed development would need to retain existing hedgerows and			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				trees to minimise landscape impact. Low rise development with a high quality design could also reduce the visual impact of any development.

Site Option: 117, Land to west of Laurel Farm, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed housing will be located within cycling and walking distance of local shops and employment opportunities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed housing is likely to meet the housing requirements of the local community
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Housing on this site would form a major encroachment into the AONB and an area of tributary valley farmland.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				de minimus level.
11. To conserve natural resources	-	Long term	Permanent	Development on this site would result in the loss of grade 3 agricultural land and is also within a zone 1 source protection zone.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Development on this site is unlikely to significantly impact upon local biodiversity habitats.
13. To conserve and enhance the historic environment	-	Long term	Permanent	There is historical content on this site which could be impacted by development.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Local shops and services and employment opportunities are located within cycling and walking distance of proposed housing.
Potential Mitigation Measures	Proposed development should retain hedgerows to mitigate landscape impact. Low rise and high quality design will also reduce landscape impact.			

Site Option: 118, Land to the west of Laurel Farm, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development will be located within walking distance of local shops and services.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet the housing needs of the population
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development will form a significant encroachment into the AONB (with a classification of)tributary valley farmland) and would be visible form the west. That said it is contained by existing development to the east and south.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	-	Long term	Permanent	The northern part of this site is located within source protection zones 1 and 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity.
13. To conserve and enhance the historic environment	-?	Long term	Permanent	Proposed development could harm the setting of a nearby grade II listed building.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to meet local housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
				needs provided that it includes an appropriate range of types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development will be located within walking and cycling distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should retain existing trees and hedges on the western edge. Careful design should also be sensitive to nearby listed buildings. Improvements to the junction between Keens Lane and Halesworth Road will also be necessary.			

Site Option: 138, St. Felix School, Reydon

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development has access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of shops and a doctor's surgery.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs
7. To maintain air quality	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development is sandwiched between two existing developments and is shielded by trees. It would nonetheless form an incursion into the AONB and is outside of the development limit.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	0	n/a	n/a	No effect
12. To conserve and enhance biodiversity and geodiversity	-	n/a	n/a	Development is located adjacent to a county wildlife site and is surrounded by mature trees and hedges.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	Long term	Permanent	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within cycling and walking distance of local employment opportunities.
Potential Mitigation Measures	Proposed development should retain existing trees and hedges to mitigate landscape impact. Careful attention to design and landscaping will also be needed to minimise landscape impact. Developers will also need to provide replacement open space of an equivalent size and quality.			

Site Option: 142, Southwold Police and Fire Station, Southwold

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	?	n/a	n/a	Closure of the police station would mean that there is no such facility in Southwold or Reydon unless a replacement can be found.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking distance of local shops and services. There is a doctor's surgery in nearby Reydon.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs provided that it contains and appropriate mix of types and tenures.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development is located on a brownfield site within the physical limits. However it is close to a conservation area and locally listed buildings. It is on a prominent site on the road into Southwold and is highly visible from the surrounding AONB.
10. To reduce contributions to climate	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				scale of the site is likely to mean on balance emissions will rise above a de minimus level.
11. To conserve natural resources	0	n/a	n/a	No effect.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	?	Long term	Permanent	Development could impact upon the setting of a locally listed building and nearby conservation area.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide housing for local people provided that it contains and appropriate mix of types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be within walking and cycling distance of nearby employment opportunities.
Potential Mitigation Measures	Proposed development would need to be carefully designed so as to minimise impact upon the entrance to Southwold, nearby buildings and the surrounding AONB. Flood risk protection and mitigation measures will also be required.			

Site Options – Rural Area

Site Option: 2 Allotment land, Somerleyton Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short	Permanent	Loss of allotments and no replacement facilities proposed.
2. To improve levels of education and skills in the population	0	N/A	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	N/A	n/a	No effect.
4. To improve access to key services and facilities	-	Short	Permanent	Loss of allotments. Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	0	Short	Permanent	Limited potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Will deliver housing which will meet needs.
7. To maintain air quality	0	N/A	n/a	No effect.
8. To maintain and improve water quality	0	N/A	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Adjacent to existing residential properties, however is located within the conservation area. Likely to create an exposed settlement edge.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site currently used for agriculture, Grade 2 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows along the site boundaries.
13. To conserve and enhance the historic environment	--?	Long	Permanent	Located within the conservation area and near listed and locally listed buildings.
14. To achieve sustained and resilient economic growth	0	N/A	n/a	No effect.
15. To enhance the rural economy	+	Short	Permanent	Site has the potential to provide affordable housing in a rural area.
16. To enhance the viability and vitality of town centres	0	N/A	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	N/A	n/a	No effect.
Potential Mitigation Measures				
High quality urban design required to relate to surroundings. Replacement allotments required.				

Site Option: 4 - Blundeston Road (west end), Corton, Lowestoft

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No community facilities proposed and the site is isolated from community facilities in Corton.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	The site is within cycling distance of services and facilities, however, is not within the catchment of any local open space.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	With low density street frontages the site is consistent with the existing settlement pattern.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on a paddock, Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	?	Short	Permanent	Potential for medieval archaeology.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short Term	Permanent	The site has poor accessibility to employment areas.
Potential Mitigation Measures	Retain northern boundary hedgerow and trees to integrate into the surrounding countryside.			

Site Option: 10 Cromwell Road, Ringsfield and Weston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site has access to some facilities including pub and school although there is no safe pedestrian access due to lack of a footpath.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	0	Long term	Permanent	Site has access to some facilities including pub and school although there is no safe pedestrian access due to lack of a footpath.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site will deliver housing which will meet local needs.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Farmed Plateau Clayland. Northern part of the site is well screened. Southern part of the site is more exposed. The site is somewhat remote from the main part of Ringsfield village and could constitute a further ribboning of development into the countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	n/a	n/a	Construction, use and car journeys generated by the site would contribute towards climate change.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Long term	Permanent	The development would result in the loss of undeveloped land and loss of small part of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	0	n/a	n/a	No effect
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Providing housing in the countryside with limited access to employment areas.
Potential Mitigation Measures	Design and scale of new development would need to take account of the visual impact of the site when viewed from open fields to south and west.			

Site Option: 11 – Opposite 1 Rose Villa, Cromwell Road, Ringsfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site has access to some facilities but not open space. Open space could be provided as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for some services and facilities and should provide additional open space as part of development.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is in agricultural use and open aspect to the countryside to the south west. Housing of a higher density would have impacts for views.
10. To reduce contributions to climate change and mitigate the effects.	-	n/a	n/a	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Long term	Permanent	Loss of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent.	Greenfield site in use for grazing use no loss of designated site.
13. To conserve and enhance the historic environment	0	Long term	Permanent.	Some potential impact for archaeology on site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	0	Long term	Permanent	Providing housing in the countryside with limited access to employment areas.
Potential Mitigation Measures	Design and scale of new development would need to take account of the visual impact of the site when viewed from open fields to south and west.			

Site Option: 12 – Low Meadows, Cucumber Lane, Weston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site within cycling distance to services and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for most services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effects.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water

Sustainability Objective	Effect	Timescale	Permanence	Comments
				quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Long term	Permanent	Development could help to improve the appearance of the site and the area in general.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	+	Short term	Permanent	Brownfield site, therefore preferable to other sites.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Not a designated site. Pond on site has some potential to provide habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	-	Long term	Permanent	Loss of employment site/use in countryside
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing in relatively sustainable location within cycling distance of employment along with some services and other facilities.
Potential Mitigation Measures				

**Site Option: 15 Firs Garage, Church Road, Uggeshall
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	Site is in a relatively isolated location. Facilities located 2km away but no pedestrian or cycle provision is available.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short	Permanent	Site has limited access to services and facilities and there is no provision for pedestrians or cyclists. Limited bus service available.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+?	Medium	Permanent	Site is adjacent to existing properties and is currently occupied by a motor garage. Potential to create an exposed settlement edge along the southeast boundary.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	+	Short	Permanent	Use of a brownfield site and greenfield land is Grade 3.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located around the periphery of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	-	N/A	Permanent	Loss of employment.
15. To enhance the rural economy	-	Short	Permanent	Loss of employment. Site located in an area with no commercial services or facilities.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access will primarily be via private vehicle for all services and facilities. Limited bus service available. No employment centres located nearby.
Potential Mitigation Measures	Contained within the wider landscape, planting would help integrate the site into its surroundings. Consider in conjunction with site 113.			

Site Option: 19 – Halesworth Rd, Redisham Housing (Starter Homes)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No effect
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	-	Short	Permanent	No community facilities located nearby.
5. To reduce deprivation of all forms.	+	Short	Permanent	Proposal is provide starter homes in a rural area

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Site is opposite existing dwellings in the open countryside. Potentially changing character of the hamlet and creating an exposed settlement edge in the wider countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of interest found on site.
13. To conserve and enhance the historic environment	--?	Long	Permanent	Potential to impact upon the setting of Grade 1 listed St Peter's Church.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No long-term benefit for economic growth.
15. To enhance the rural economy	+	Short	Permanent	Proposal is provide starter homes in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle. No pedestrian or cycle provision.
Potential Mitigation Measures	Planting and landscaping to soften a potential exposed settlement edge. Design should reflect character of existing settlement.			

**Site Option: 20 Hall Rd, Blundeston
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footway provides a link to the primary school. Poor pedestrian and cycle access to surrounding areas.
5. To reduce deprivation of all forms.	0	N/A	Permanent	Size of the site indicates limited potential for affordable housing.
6. To meet the housing requirements of the whole community	+	N/A	Permanent	Housing is proposed which will help to meet need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Inconsistent with the existing settlement pattern and development would create exposed settlement edges.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on a paddock, Grade 1 agricultural land.
12. To conserve and enhance biodiversity and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	?	Long	Permanent	Blundeston church visible in the distance. Potential for archaeological finds.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures				
None identified				

Site Option: 25 – Hulver Street, Hulver

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site is in a rural location with limited access to sports fields.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	?	Short term	Permanent	Development of site to provide housing including some affordable housing but will not address all forms of deprivation.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site would provide a mix of house types to meet the needs of different people including providing affordable housing.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Long term	Permanent	Site is used for agriculture and paddocks enclosed in the street scape. The land is flat and not too exposed.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent.	No loss of designated site but potential impacts to trees and hedgerows.
13. To conserve and enhance the historic environment	0	Long term	Permanent.	No issues.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of	-	Short term	Permanent	Providing housing in an inaccessible location not close to employment opportunities or other facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				
Potential Mitigation Measures	Design and scale of new development would need to take account of the surrounding settlement.			

Site Option: 27 The Loke, Blundeston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short	Permanent	The site will provide affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	N/A	Permanent	Size of the site indicates limited potential for a variety of housing.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Inconsistent with the existing settlement pattern and development would create exposed settlement edges within the surrounding landscape. The site is contained by trees in the wider landscape.
10. To reduce	-	Short	Permanent	Construction, use and car journeys

Sustainability Objective	Effect	Timescale	Permanence	Comments
contributions to climate change and mitigate the effects.		term		generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on a paddock, Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short	Permanent	The site will provide affordable housing in a rural area.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	Planting to integrate the site into the surroundings. Consider with site 129.			

Site Option: 29 Church Rd, Blundeston Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in Blundeston. No facilities proposed.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Adjacent to Millennium Green nearby village hall. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing in a rural area.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is consistent with the existing settlement pattern. Contained within the wider countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerow on site. No biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	--	Short	Permanent	Grade I listed church located to the west. Potential impact on its setting. Listed buildings nearby.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short	Permanent	Potential to deliver affordable housing in a rural area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site could support the limited services and facilities available in the village but North Lowestoft and Great Yarmouth are the nearest town centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. Limited bus service.
Potential Mitigation Measures	Quality design required to mitigate impact on church setting. Scheme design should face onto Millennium Green to increase natural surveillance. Improved connection to Corton and North Lowestoft to encourage less reliance on the private vehicle.			

Site Option: 30 - Elms Lane, Wangford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Community facilities and services located within the village.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Community facilities located in the village.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	?	Short	Permanent	The development is likely to create increases in traffic but it is uncertain whether this would be in

Sustainability Objective	Effect	Timescale	Permanence	Comments
				air quality sensitive areas.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Site is not consistent with the existing settlement pattern. The western part of the site is contained within the landscape, however, the eastern part of the site could result in the creation of an exposed edge. Elms Lane is narrow and has limited capacity to accommodate additional traffic. Site is located within the AONB.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on Grade 2, agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of trees and hedgerows along part of the site boundary there would be no loss of biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0	N/A	Permanent	Wangford church is visible in the distance but development is unlikely to have any impact on its setting.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short	Permanent	Site could potentially provide affordable housing.
16. To enhance the viability and vitality of town centres	0	Short	Permanent	Limited access to the town centres of Southwold and Halesworth.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle with the nearest employment areas located in Reydon and Halesworth. Limited

Sustainability Objective	Effect	Timescale	Permanence	Comments
				bus service available.
Potential Mitigation Measures	Landscaping and planting required along the southern boundary of the site to help integrate it into the surroundings.			

**Site Option: 31 - Church St, Wangford
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	No community facilities proposed. Community facilities and services located within the village. Minimal effect.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Community facilities located in the village.
5. To reduce deprivation of all forms.	0	N/A	Permanent	Small site unlikely to provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing provided to meet need but small site with limited capacity to provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Medium	Permanent	Site is within the built up area and adjacent to a historic church. Located within the AONB.
10. To reduce contributions to climate change and mitigate the	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.

Sustainability Objective	Effect	Timescale	Permanence	Comments
effects.				
11. To conserve natural resources	+	Short	Permanent	Site is located on brownfield land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of trees and hedgerows along part of the site boundary there would be no loss of biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0?	Long	Permanent	Vacant site that has been cleared. Quality development could enhance the setting of the church.
14. To achieve sustained and resilient economic growth	0	Short	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	0	Short	Permanent	No effect
16. To enhance the viability and vitality of town centres	0	Short	Permanent	Site has access to a limited number of commercial services and facilities.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle with the nearest employment areas located in Reydon and Halesworth.
Potential Mitigation Measures	Quality designed scheme to mitigate impact on the church and its setting.			

Site Option: 41 – Land at London Road, Kessingland (former Ashley Nurseries Site)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site close to sports fields and other facilities. Should also provide open space as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities and should provide additional open space as part of development.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is in a state of disrepair and overgrown. Development could help to improve the appearance of the site and the area in general, however development of the site will result in the openness of the site being lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	+	Short term	Permanent	Part brownfield site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Not a designated site. Overgrown and unused for some time. Has some potential to provide habitat.
13. To conserve and enhance the historic environment	-?	Long term	Permanent	Listed Building Pond Farmhouse opposite site. Development could affect setting.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing in sustainable location close to employment opportunities.
Potential Mitigation Measures				
Design and layout of any new development needs to take account of the setting of Pond Farm opposite the site. Landscaping such as tree and hedgerows will help improve the appearance of the area and enhance opportunities for new wildlife habitats.				

**Site Option: 42 – Market Lane, Blundeston
Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities. Proposed open space.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Adjacent to playing field and village hall. Poor connections to facilities in Corton and North Lowestoft. Proposed open space.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Medium	Permanent	Location of the site is consistent with the existing settlement pattern, however, it amounts to a significant extension of the village. Contained within the landscape by nearby tree lines. Potential to improve quality and value of community facilities in the playing field area.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerow on site. No biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0	Short	Permanent	Potential for archaeological finds.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site could support the limited services and facilities available in the village but North Lowestoft and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Great Yarmouth are the nearest town centres and pedestrian and cycle connections are poor.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. Limited bus service available.
Potential Mitigation Measures	Scheme design should face onto the playing fields to increase natural surveillance. Improved connections to Corton and North Lowestoft to encourage less reliance on the private vehicle.			

**Site Option: 46 Swan Lane, Barnby
Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Limited number of community facilities available in the village. Proposal includes open space.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities available in the village. Open space proposed.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	Effect of the development itself are likely to be minimal. However,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				there may be potential queuing of traffic at the junction with A146.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0?	Medium	Permanent	Relates to existing residential development and is bound by the A146 to the south. Swan Lane is a narrow road with limited a capacity for additional traffic.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service is available. Limited community facilities located in the village. Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located along the site boundaries.
13. To conserve and enhance the historic environment	0	Short	Permanent	Dwellings located adjacent the northern boundary of the site are important to the character of the area but these are not 'listed'.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could support existing facilities in the village.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to a limited number of facilities in the village. Beccles is the nearest town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Access to a limited number of services and facilities in the village however, pedestrians and cyclists are not well provided for.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Quality urban design required to reflect existing residential development to the north and planting/landscaping along the south boundary adjacent to the A146. Swan Lane requires widening to support additional traffic.			

**Site Option: 47 The Street, Somerleyton
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	+	Medium	Permanent	Located within the built up area on a former garage site that is unattractive and likely contaminated.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	+	Short	Permanent	Brownfield site, likely contaminated.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No biodiversity or geodiversity features on site.
13. To conserve and enhance the historic environment	?	Short	Permanent	Located within the conservation area. Listed building within and around the site.
14. To achieve sustained and resilient economic growth	-	Short	Permanent	Loss of employment land.
15. To enhance the rural economy	-	Short	Permanent	Loss of employment land.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures				

**Site Option: 48 – The Green, Barnby
Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Limited number of community facilities available in the village. Proposed open space.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities available in the village. No provision of pedestrians or cyclists. Open space proposed.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	Impact of the development itself is likely to be minimal. However, there may be potential queuing of traffic at the junction with A146.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Relates to existing residential development to the west. A ditch through the site provides a break in the site with different characteristics. Development to the east of the ditch is likely to impact on the landscape located to the north. The Green and Siding Road are narrow with limited capacity for additional traffic.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in the village. Construction and use will also contribute towards climate

Sustainability Objective	Effect	Timescale	Permanence	Comments
				change.
11. To conserve natural resources	-	Short	Permanent	Result in the loss of a paddock, Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located along the site boundaries. Ditch traversing the site. Variety of habitats located north of the site.
13. To conserve and enhance the historic environment	0	N/A	Permanent	Church visible in the background.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could support existing facilities in the village.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	No convenient access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Access to a limited number of services and facilities in the village however, pedestrians and cyclists are not well provided for. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Quality urban design required to integrate residential development into the surroundings. Widening of The Green and Siding Road may be required (in conjunction with Swan Lane if site 46 is considered further).			

**Site Option: 49 - Lound Rd, Blundeston
Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities. Open space proposed.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Poor pedestrian and cycle provision. Open space proposed.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver a limited amount of affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Located within the built up area. Site contains disused greenhouses and a paddock. Contained within the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Located within the built up area. Site contains disused greenhouses and a paddock. Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerow on site. No biodiversity or geodiversity features.
13. To conserve and enhance the historic	0	N/A	Permanent	No features present.

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site could support the limited services and facilities available in the village but North Lowestoft and Great Yarmouth are the nearest town centres and pedestrian and cycle connections are poor.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. Limited bus service available.
Potential Mitigation Measures	Improving the footpath south of the site between Flixton Road and Lound could improve connections to the site and the wider area.			

Site Option: 52 - Station Rd, Brampton Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	No community facilities proposed or located nearby.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small development in isolated location unlikely to have any effect.
4. To improve access to key services and facilities	-	Short	Permanent	No community facilities located nearby.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	Short	Permanent	Scale of proposal is unlikely to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need but small site likely to provide limited number of house types.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Site relates to existing settlement form and is unlikely to increase the sense of human influence in the wider countryside.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Site is an isolated location with no nearby facilities. Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of interest found on site.
13. To conserve and enhance the historic environment	0	Long	Permanent	No features of likely to be significantly affected.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No long-term benefit for economic growth.
15. To enhance the rural economy	0	N/A	Permanent	Limited access to local services or facilities.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-?	Short	Permanent	Site located near railway line with hourly service. Primary access to the site will be via private vehicle. No pedestrian or cycle provision.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	Planting and landscaping to soften a potential exposed settlement edge.			

**Site Option: 57 - The Street, Barnby
Housing, Open Space and Holiday Accommodation**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Limited number of community facilities available in the village. Proposed open space.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities available in the village. Proposed open space.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Relates to existing residential development to the north and west. No features of note adjacent the site.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in the village. Construction and use will all

Sustainability Objective	Effect	Timescale	Permanence	Comments
				contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Result in the loss of Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located along the site boundaries. Ditch traversing the site.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features of note.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	New development could support existing facilities in the village. Holiday accommodation could support the local area.
15. To enhance the rural economy	+	Short	Permanent	No commercial activities proposed. Potential to support existing facilities in the village. Holiday accommodation could support the local area.
16. To enhance the viability and vitality of town centres	0	Short	Permanent	Access to a limited number of facilities in the village.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Access to a limited number of services and facilities in the village. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Consider the frontage in the context of landscaping and planting along the A146 boundary in conjunction with site 90.			

Site Option: 58 - Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	0	n/a	n/a	Proposed development would not have cycling or walking access to

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				services, open space or health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	Proposed development would not impact upon education and skills levels.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of key services and facilities. It is not clear if there is a regular bus service.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	n/a	n/a	Proposed development is not located in a designated landscape but would greatly extend the built area of the village. Development could be highly visible in a flat agricultural landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development is not located within cycling or walking distance of services and facilities and there was no sign of a bus route nearby. Part of the site is also vulnerable to surface water flooding. Development would probably increase emissions above a de minimus level.
11. To conserve natural resources	-	Short term	Permanent	Proposed development would be located in an area of grade 3b agricultural land.
12. To conserve and	0	n/a	n/a	Proposed development would not

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity				impact upon biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	Site contains Sotherton Moore, an area of common land enclosed in 1802.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could provide housing for local people if it includes an appropriate mix of types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of employment opportunities. It is unclear if there is a bus route through the area.
Potential Mitigation Measures	Use of existing trees and hedges could help to mitigate landscape impacts.			

Site Option: 59 Land East of Charters Piece, Willingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Public open space is accessible on foot.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within

Sustainability Objective	Effect	Timescale	Permanence	Comments
				walking distance. There is a bus stop nearby with a good service to Beccles which has facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help to meet housing need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The edge of the village is softened here by mature trees and hedging. There are gaps in the buildings which break up their visual impact. New development could create a hard edge which would be harmful to the character of the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short term	Permanent	This would result in the loss of a greenfield site. Agricultural land grade 3.
12. To conserve and enhance biodiversity and geodiversity	-	n/a	n/a	There is hedgerow on the southern edge of the site and its loss would be harmful to biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
viability and vitality of town centres				
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Employment sites such as those in Beccles can be accessed by public transport.
Potential Mitigation Measures	New development could be softened in the landscape with sensitive planting and gaps between buildings. Retention of the southern boundary hedge and additional planting would mitigate the harm to biodiversity.			

Site Option: 63 – Flixton Rd, Blundeston Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Poor pedestrian and cycle provision.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and	-	Medium	Permanent	Located between a residential area and a nursery a development will

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				likely create an exposed settlement edge and be detrimental to the rural character of this area.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site currently used for agriculture, Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows and trees around the boundary of the site. No biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	--	Long	Permanent	Grade I listed Church located to the southeast of the site. Potential impact on its setting.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site could support the limited services and facilities available in the village but North Lowestoft and Great Yarmouth are the nearest town centres and pedestrian and cycle connections are poor.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. Limited bus service available.
Potential Mitigation Measures	Connections to Corton and North Lowestoft should be improved to encourage less reliance on private vehicles and improve safety. Quality designed scheme to minimise potential adverse impact on the church setting. Planting and landscaping to integrate the site into the			

Sustainability Objective	Effect	Timescale	Permanence	Comments
	surroundings.			

Site Option: 64 - Land east of Woodfield Close, Willingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Public open space is accessible on foot.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within walking distance. There is a bus stop nearby with a good service to Beccles which has facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing is proposed which will help to meet housing need.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The site is well screened in the landscape from the north, east and west. Views from the south are very limited and will not significantly impact on the landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Short term	Permanent	This would result in the loss of a greenfield site. Agricultural land grade 3.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	There are trees, hedgerows and a pond on the site. Retention of these features would mitigate harm to biodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	Retention of trees, hedgerows and the pond would mitigate harm to biodiversity.			

Site Option: 66, Land north of 1-4 East View, All Saints South Elmham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Proposed development would not be located within cycling or walking distance of services and health facilities. However a village green is located close by.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 2km cycling distance of a public house and meeting place in Rumburgh.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Proposed development that includes affordable housing has the potential to alleviate deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	?	n/a	n/a	Proposed development would be located close to a stream.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Proposed development would be shielded from view by woodland to the north and housing to the east and south west. Impact on the landscape is therefore thought to be minimal.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not have access to services and facilities and would be likely to increase emissions at more than a de minimus rate.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would take place on a greenfield site in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	There have been archaeological finds in the eastern corner of the site, and any existing remains could be harmed by proposed development.
14. To achieve sustained and resilient economic	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
growth				
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of local employment opportunities and there is a limited bus service.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult.			

**Site Option: 67 – Chapel Rd, Wrentham
Housing and open space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Community facilities available in the village. Proposal includes open space provision.
2. To improve levels of education and skills in the population	0	N/A	n/a	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Community facilities available in the village. Open space proposed.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing. Improve access to open space.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site sits on a raised plateau, however, the site is adjacent to existing properties and could be integrated into the wider surroundings.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Community facilities located in the village. Construction and use would all contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Result in the loss of Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerow located along the southern boundary.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could support existing facilities in the village.
15. To enhance the rural economy	+	Short	Permanent	No commercial activities proposed. Potential to support existing facilities.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to village facilities but not a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-?	Short	Permanent	Access to a limited number of services and facilities in the village by foot and cycle. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Site relates to the existing townscape, however, could be exposed to the north. Planting would help integrate the site into its surroundings.			

Site Option: 68 + 134 (combined) – Playing field adj. to A145 and land north of Charters Piece, Willingham –

This option involves housing on site 134 which is an existing playing field and relocating the playing field to site 68.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Open space would be provided to compensate for the loss of the playing field
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within walking distance. There is a bus stop nearby with a good service to Beccles which has facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, inc Affordable Housing is proposed which will help meet need.
7. To maintain air quality	0	n/a	n/a	No effect
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	permanent	Site 68 is currently grassed and open character. Use of the site as open space would not alter the landscape. Site 134 is an open area and is an attractive feature in the street scene and provides a focal point of the village.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the development would contribute toward climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No significant impact.
13. To conserve and enhance the historic environment	0?	n/a	n/a	Grade II Listed Fox Farm House is immediately adjacent to the site to the northwest. Use of site 68 as an open area would not impact on its setting. Care would be needed if buildings or hard landscaping takes place.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No significant effect.
Potential Mitigation Measures	Built development and hard landscaping on site 68 should preferably be avoided or great care will be required to avoid harming the setting of the adjacent listed building. Mitigation of the loss of the focal point and attractive street scene which the existing playing field provides may not be possible. Provision of some open space on site 134 may mitigate this loss to some degree.			

Site Option: 68 - Land north of Charters Piece, Willingham (housing)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short term	Permanent	Play and open space is within walking distance.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within walking distance. There is a bus stop nearby with a good service.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing, inc. Affordable Housing is proposed which will help meet need.
7. To maintain air quality	0	n/a	n/a	No significant impact.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	There are views of the site from a public footpath to the north. The site is bounded by buildings to the northwest and southeast and does not project in to the countryside. The landscape character assessment advises that exposed edges should be avoided.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site will contribute to climate change.
11. To conserve natural resources	-	Short term	Permanent	Development would result in the loss of a greenfield site.
12. To conserve and	-	Short	permanent	Hedgerows and an adjacent pond

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		would be adversely affected by development.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Grade II Listed Fox Farm House is immediately adjacent to the site to the northwest. The development would be detrimental to the setting of the Listed Building.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	Harm to the setting of the Listed Building could not be mitigated in this case. Hedgerows could be retained and the adjacent pond surveyed and protected as required.			

Site Option: 69 – Land north of Church Lane, Ellough

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site is in a rural location with no access to services and facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long	Permanent	Not accessible for any services and

Sustainability Objective	Effect	Timescale	Permanence	Comments
		term		facilities.
5. To reduce deprivation of all forms.	0	Short term	Permanent	Development of site to provide housing and care home but unlikely to contribute to reducing deprivation. A higher value location.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site could provide a mix of house types and care home to meet the needs of different people in the area.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Wooded area that slopes southward with attractive countryside nearby. Views of and from Ellough Church would be affected.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent.	No loss of designated site but potential impacts as a result of loss of trees.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Providing housing in an inaccessible location.
Potential Mitigation Measures				

Site Option: 71 – Land North of Hulver Street, Henstead

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is in a rural location with limited access to sports fields although on site open space could be provided as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development of site to provide housing including some affordable housing but will not address all forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site would provide a mix of house types to meet the needs of different people including providing affordable housing.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is vacant grazing land that slopes away into open countryside and will have a negative visual impact in the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent.	No loss of designated site but potential impacts to trees and hedgerows.
13. To conserve and enhance the historic environment	0	Long term	Permanent.	No issues.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Providing housing in an inaccessible location not close to employment opportunities or other facilities.
Potential Mitigation Measures	Design and scale of new development would need to take account of the surrounding settlement and impacts on wider landscape.			

**Site Option: 74 – Morton Peto Close, Somerleyton
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short	Permanent	Proposed loss of open space. No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small site unlikely to have much effect.
4. To improve access to key services and facilities	-	Short	Permanent	Loss of open space. Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need but limited potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Proposed loss of open space with likely detrimental effects to residential amenity and biodiversity. Located within the built up area.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural	-	Short	Permanent	Site is currently used as a public

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				open space. Grade 2/3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-	Short	Permanent	Loss of shrubs and mature trees.
13. To conserve and enhance the historic environment	--	Short	Permanent	Within the conservation area and making up the setting of grade II listed cottages nearby to the northwest.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures				

Site Option: 75 – Land North of Snakes Lane, The Street, Lound

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is in a rural location with access to nearby sports fields.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Development of site to provide housing including some affordable housing but will not address all forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site would provide a mix of house types to meet the needs of different people including providing affordable housing.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Long term	Permanent	Site is used for agriculture and paddocks enclosed in the street scape. The land is flat and not too exposed but would affect the setting of the pub and public footpath.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Long term	Permanent	Use of grade 1 greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent.	No loss of designated site but potential impacts to hedgerows.
13. To conserve and enhance the historic environment	?	Long term	Permanent.	Potential impacts for the historic settlement core of Lound.
14. To achieve sustained and resilient economic	+	Short	Permanent	Site will deliver affordable housing in a rural area

Sustainability Objective	Effect	Timescale	Permanence	Comments
growth		term		
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Site is not close to employment opportunities or other facilities.
Potential Mitigation Measures				
Design and scale of new development would need to take account of the surrounding settlement.				

Site Option: 79 – Land off Blocka Road, Ashby Dell

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site is in a rural location with limited access to nearby sports fields and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site could provide a mix of house types to meet the needs of different people including providing housing in rural location for local people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is vacant land enclosed by woodland which slopes away from existing houses. New housing would have impacts for the setting of existing Listed cottages to the southeast.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent.	No loss of designated site but potential impacts to woodland/hedgerows.
13. To conserve and enhance the historic environment	--	Long term	Permanent.	Potential impacts for the setting of adjacent grade II listed buildings.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Providing housing in an inaccessible location not close to employment opportunities.
Potential Mitigation Measures	Design and scale of new development would need to take account of the setting of the Listed buildings and also the impacts on the woodland			

Sustainability Objective	Effect	Timescale	Permanence	Comments
	setting of the site.			

**Site Option: 83 – Mill Lane, Barnby
Housing, Open Space and Holiday Accommodation**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Medium	Permanent	Limited number of community facilities available in the village. Proposed open space in an relatively isolated location.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Site is isolated behind existing properties.
4. To improve access to key services and facilities	+	Medium	Permanent	Limited community facilities available in the village. Mill Lane is narrow and has limited capacity to support additional traffic. Proposed open space in an relatively isolated location.
5. To reduce deprivation of all forms.	0	Medium	Permanent	Small site will have limited potential to provide affordable housing. Commercial development likely to have limited effect on the wider community.
6. To meet the housing requirements of the whole community	+	Medium	Permanent	Housing is proposed which will help to meet need but small site likely to have limited scope for providing a variety of housing types and tenures.
7. To maintain air quality	0	Medium	Permanent	Effect likely to be minimal.
8. To maintain and improve water quality	0	Medium	Permanent	Effect likely to be minimal.
9. To conserve and enhance the quality and distinctiveness of	-	Medium	Permanent	Southern part of the site slopes downwards reducing potential impact on the landscape.

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				Development towards the northern part of the site could create an exposed settlement edge.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in the village. Construction and use will also contribute towards climate change.
11. To conserve natural resources	-	Medium	Permanent	Result in the loss of a paddock, Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Long	Permanent	Potential impact on a pond and waterway located to the northwest of the site.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features of note.
14. To achieve sustained and resilient economic growth	0	Medium	Permanent	Residential development not likely to contribute towards the local economy. Tourism proposal is of a small scale and likely to have limited benefit to the wider economy.
15. To enhance the rural economy	+	Medium	Permanent	Tourism proposal could support local services and facilities in the village.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to a limited number of facilities in the village.
17. To encourage efficient patterns of movement in support of economic growth	0	Medium	Permanent	Access to a limited number of services and facilities in the village. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available. No pedestrian or cycle provision available.
Potential Mitigation	Planting along the north boundary to integrate the site into the			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures	landscape.			

Site Option: 85 – Land off Rider Haggard Lane, Kessingland

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is close to amenities, services and facilities therefore a sustainable location. Overall neutral effect.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Sustainable location close to amenities and services.
5. To reduce deprivation of all forms.	0	n/a	n/a	Housing development with option for starter homes. Will help meet housing needs of the area but not necessarily address deprivation issues.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Housing development with option for starter homes. Will help meet some of the housing needs of the area.
7. To maintain air quality	0	n/a	n/a	Traffic will increase as a result of development of this site but not significant to impact on air quality.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Development will result in loss of a greenfield site and an area of open space/trees.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To conserve natural resources	-	Long term	Permanent	Loss of greenfield site of ungraded agricultural land plus area of protected trees.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	Not a designated site but potential habitat will be lost.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effects.
Potential Mitigation Measures	No mitigation possible. Loss of greenfield land, and area of trees that is allocated in the Kessingland Neighbourhood Plan as a site of amenity value.			

Site Option: 88 – Land on Hulver Road, Mutford

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site is in a rural location with access to sports fields in the village.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve access to key services and facilities	-	Long term	Permanent	Inaccessible for most services and facilities unless access to car.
5. To reduce deprivation of all forms.	?	Short term	Permanent	Development of site to provide housing including some affordable housing but will not address all forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site would provide a mix of house types to meet the needs of different people including providing affordable housing.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is in agricultural use and is very exposed in the open countryside and will have a negative visual impact in the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent.	No loss of designated site but potential impacts to trees and hedgerows.
13. To conserve and enhance the historic environment	0	Long term	Permanent.	No issues.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Short term	Permanent	Providing housing in an inaccessible location not close to employment opportunities or other facilities.
Potential Mitigation Measures				
Design and scale of new development would need to take account of the surrounding settlement and impacts on wider landscape.				

Site Option: 90 - The Hill, Barnby Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	Limited number of community facilities available in the village.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village and no facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities available in the village.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and	0	Medium	Permanent	Relates to existing residential development. Site is contained

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				within the wider environment. While the settlement pattern adjacent to the north of the site has a continuous frontage the site forms the remaining gap between the villages of Barnby and North Cove (south of The Street).
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in the village. Construction and use will also contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Result in the loss of a paddock, Grade 2 agricultural land, within the built up area.
12. To conserve and enhance biodiversity and geodiversity	-?	Long	Permanent	Hedgerows located along the site boundaries. Ditch traversing the site. Potential impact on a pond adjacent to the west boundary.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features of note.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could support existing facilities in the village.
15. To enhance the rural economy	+	Short	Permanent	No commercial activities proposed. Potential support for local services.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to a limited number of facilities in the village.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Access to a limited number of services and facilities in the village. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	Consider the frontage in the context of landscaping and planting along the A146 boundary in conjunction with site 57.			

Site Option: 91 – Sluggs Lane, Herringfleet Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities but located some distance away.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small site unlikely to have much effect.
4. To improve access to key services and facilities	0	Short	Permanent	Limited community facilities located in the village but are not considered to be convenient.
5. To reduce deprivation of all forms.	0	N/A	Permanent	Limited potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need, but limited potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Located adjacent to a few isolated residential dwellings and unlikely to have much effect on the character of the area. Partially contained in the landscape which is already subject to human influence.
10. To reduce contributions to climate	-	Medium	Permanent	Construction, use and car journeys generated by the site would

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is currently used as a paddock, Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows around the perimeter of the site. Pond located adjacent the site boundary to the west.
13. To conserve and enhance the historic environment	0	Long	Permanent	No features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	0	N/A	Permanent	Size of site unlikely to provide much economic benefit to local services and facilities in the village.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures				

Site Option: 92 – Land on the south side of Southwold Rd, Brampton Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village but no new facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to provide affordable housing and a variety of housing types.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Site is opposite existing dwellings in the open countryside and potentially will create an exposed settlement edge.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Located close to community facilities but will still require travel to town centres for other services and facilities. Construction and use will also contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of hedgerows around the site there are no features of note.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	Limited long-term benefit for economic growth with no commercial activities located in the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				village or new ventures proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	Short	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Primary access to the site will be via private vehicle. Access to nearby facilities is restricted by the A144. Local bus service available.
Potential Mitigation Measures	Planting and landscaping required to mitigate the potential impact of an exposed settlement edge along the east and south boundaries. Improved shared use path between the site (and the primary school) to the community centre on the western side of the A144. Should only be considered in conjunction with proposed site 93.			

**Site Option: 93 - Land on the south side of Southwold Road, Brampton (2)
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village but no facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the	+	Short	Permanent	Potential to provide affordable housing and a variety of housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				types.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Medium	Permanent	Site is opposite existing dwellings in the open countryside and potentially will create an exposed settlement edge.
10. To reduce contributions to climate change and mitigate the effects.	0	Short	Permanent	Located close to community facilities but will still require travel to town centres for other services and facilities. Construction and use will also contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on a paddock. Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of hedgerows around the site there are no features of note.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	Limited long-term benefit for economic growth with no commercial activities located in the village or new ventures proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Primary access to the site will be via private vehicle. Access to nearby facilities is restricted by the A144. Limited bus service available.
Potential Mitigation	Planting and landscaping required to mitigate the potential impact of an			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				exposed settlement edge along the east and south boundaries. Improved shared use path between the site (and the primary school) to the community centre on the western side of the A144.

Site Option: 94 - Land on the West Side of London Road, Willingham - Shadingfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0?	Short term	Permanent	Public open space is accessible on foot.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within walking distance. There is a bus stop nearby with a good service to Beccles which has facilities.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential for the site to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Potential for the site to deliver a variety of housing types and tenures.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	The site is adjacent to existing built up area and is in a location strongly influenced by human activity. Landscaping and planting would be required to integrate a development along the south boundary.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short term	Permanent	This would result in the loss of a greenfield site. Agricultural land grade 3.
12. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Trees located in the corner of the site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No town centres are located nearby.
17. To encourage efficient patterns of movement in support of economic growth	-	n/a	n/a	Limited bus service available. Primary access would be private vehicle.
Potential Mitigation Measures	Landscaping and planting required along southern boundary.			

Site Option: 95 - Land opposite 1-8 Wood End Cottages, Southwold Road, Stoven NR34 8ET

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is isolated. Within 2km of a primary school but not footways or cycle provision.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in Brampton, however, there are no footpaths to provide safe access.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Site is unlikely to accommodate enough dwellings for this to be an issue.
4. To improve access to key services and facilities	-	Short	Permanent	Site has limited access to services and facilities.
5. To reduce deprivation of all forms.	0	N/A	Permanent	Site is unlikely to accommodate enough dwellings for there to be affordable housing or a variety of housing types.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need, but site is unlikely to accommodate enough dwellings for there to be affordable housing or a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is opposite existing dwellings in the open countryside. Contained within the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle.
11. To conserve natural resources	-	Short	Permanent	Site is located on a paddock made up of Grade 4 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	There are no features of note.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	Site is too small to provide much economic benefit.
15. To enhance the rural economy	0	N/A	Permanent	Poor access to commercial services and facilities.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access will primarily be via private vehicle for all services and facilities. Limited bus service and no pedestrian or cycle provision.
Potential Mitigation Measures	Contained within the wider landscape, planting would help integrate the site into its surroundings.			

Site Option: 97 - Land opposite Stoven Row, Southwold Road, Stoven NR34 8ER

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Site is isolated. Within 2km of a school but there is no provision for pedestrians or cyclists.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in Brampton, however, there are no footpaths to provide safe access.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	-	Short	Permanent	Site has limited access to services and facilities.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable dwellings.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures. Isolated location therefore access to services and facilities would be dependent on access to a private vehicle.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Site is opposite existing dwellings in the open countryside. Site is located on a raised area of land and would be exposed.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is located on Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	There are no features of note.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	Access to commercial services is limited.
15. To enhance the rural economy	0	Short	Permanent	Poor access to commercial services and facilities.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access will primarily be via private vehicle for all services and facilities. Bus route in the vicinity but no bus stop present.
Potential Mitigation Measures	Contained within the wider landscape, planting would help integrate the site into its surroundings.			

Site Option: 99 - Land south east of Brickfields, Somerleyton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small site unlikely to have much effect.
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need, but limited potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Adjacent to existing residential properties but not consistent with existing settlement form. Likely to create exposed settlement edge, however, is contained within the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site currently used for agriculture. Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0?	Long	Permanent	No features of note on site but is adjacent to a woodland.
13. To conserve and enhance the historic environment	0	Long	Permanent	Archaeological potential

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures				

Site Option: 100, Land south of 1-4 North End, All Saints South Elmham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development would not be located within cycling or walking distance of services and health facilities. However a village green is located close by.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	0	n/a	n/a	Proposed development would be located within 2 km of a pub and meeting place in Rumburgh.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site will deliver affordable housing in a rural area

Sustainability Objective	Effect	Timescale	Permanence	Comments
		term		
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development will meet local housing needs if it includes an appropriate mix of housing types and tenures.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Long term	Permanent	Proposed development would extend the built form of the village southwards but it is not certain to what extent it would be visible from the surrounding area.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within cycling and walking distance of services and facilities and there is no bus stop nearby. Development may also increase emissions at more than a de minimus rate.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land and source protection zone 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity and geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of local employment opportunities and there is a limited bus service.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult.			

Site Option: 101 – Land south of Hill Cottages, Shadingfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	No access to sports fields and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Poor access to all services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of	-	Long	Permanent	Partly enclosed by existing development but exposed to open farmland beyond and would result

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes		term		in the openness of the site being lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Greenfield site in agricultural use.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Not a designated site. No features on site.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Providing housing in a inaccessible location.
Potential Mitigation Measures				

Site Option: 104, Land south of The Street, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Long term	Permanent	Proposed development would have access to services, open space and

Sustainability Objective	Effect	Timescale	Permanence	Comments
population				medical facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 400 m of a pub, meeting place and food shop; within 2000 m of a primary school and within 2 km of a food shop.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	?	n/a	n/a	Proposed development would be directly adjacent to a stream and this could impact upon local water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would be located in an attractive area of tributary farmland. The site is also located within Wissett conservation area.
10. To reduce contributions to climate change and mitigate the effects.	--	Long term	Permanent	Proposed development would be located in flood zone 2 and would also be highly vulnerable to surface water flooding. Development would also be of a scale where it could increase emissions at above a de minimus rate.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on a greenfield site in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and	-	Long term	Permanent	Proposed development would be located on a site with a dense copse

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				at its western end and surrounded by mature hedges and mature trees on all sides. There is also a stream along its northern edge. All of these features could provide biodiversity habitat and could be disturbed by development.
13. To conserve and enhance the historic environment	--	Long term	Permanent	Proposed development would be located within Wissett conservation area and there is potential for harm to the setting of nearby grade II listed buildings.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Proposed housing will not impact upon town centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within convenient cycling or walking distance of local employment opportunities. There would only be limited public transport
Potential Mitigation Measures	Proposed development would be located within an area of historic and landscape value on a greenfield site. Landscape impacts would be difficult to mitigate and flood risk issues would also need to be overcome.			

Site Option: 109 – Land to the North of 109 London Road, Kessingland

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the	+	Long	Permanent	Site close to sports fields and other facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
population		term		
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Long term	permanent	Site has no distinctive landscape quality apart from some boundary hedgerows. Open greenfield site will be lost.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	permanent	Loss of greenfield site.
12. To conserve and enhance biodiversity and geodiversity	0	Long term	permanent	Not a designated site. Hedgerow is potential habitat.
13. To conserve and enhance the historic environment	--	Long term	permanent	The setting of the Grade II Listed Pond Farmhouse adjacent to the site could be affected by the development of this site for housing.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing in sustainable location close to employment opportunities.
Potential Mitigation Measures				
Design and layout would need to take account of the setting of Pond Farmhouse. Retain and enhance hedgerows and provide an area of open space.				

Site Option: 110 – Land to the North of Black Street, Gisleham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Rural location with access to service and facilities in Kessingland via the A12 (underpass?)
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities in Kessingland and should provide additional open space as part of development.
5. To reduce deprivation of all forms.	0	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people but will

Sustainability Objective	Effect	Timescale	Permanence	Comments
				not address other forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Open greenfield site would be lost to a relatively large scale development affecting the character of the village.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Long term	Permanent	Loss of grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Not a designated site. Overgrown and unused for some time. Has some potential to provide habitat.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effects.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	+	Short term	Permanent	Will provide affordable housing.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of	-	Long	Permanent	Rural location with poor access to

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement in support of economic growth		term		public transport.
Potential Mitigation Measures	Improved access to Kessingland and the wider area by public transport.			

Site Option: 113 - Land to the north west of 1-4 Wangford Road, Uggeshall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short	Permanent	Site is in a relatively isolated location with facilities located 2km away. Located adjacent motor garage (noise generator)
2. To improve levels of education and skills in the population	0	N/A	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	-	Short	Permanent	Site has poor access to services and facilities. No pedestrian or cycle provision available.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is adjacent to existing properties and could be integrated into the wider surroundings. Potential exposed settlement edge along east boundary.
10. To reduce contributions to climate	-	Short	Permanent	Access to the site will primarily be via private vehicle. Limited bus

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				service available.
11. To conserve natural resources	--	Short	Permanent	Result in the loss of Grade 2/3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located around the periphery of the site.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	Poor access to commercial services and facilities.
15. To enhance the rural economy	0	N/A	Permanent	Poor access to commercial services and facilities.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access will primarily be via private vehicle for all services and facilities. Limited bus service available. No pedestrian or cycle provision available.
Potential Mitigation Measures	Contained within the wider landscape, planting would help integrate the site into its surroundings. Consider in conjunction with site 15.			

Site Option: 114 – Land to the South of Church Lane, Corton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site has access to nearby sports fields and other facilities. Open space could be provided as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities and should provide additional open space as part of development.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is in agricultural use and open aspect to the countryside on to the north and east. Housing of a higher density would have impacts for views from the north.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Loss of grade 3a agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent.	Greenfield site in agricultural use no loss of designated site .
13. To conserve and enhance the historic environment	0	Long term	Permanent.	Some potential impact for long views of Corton church if the development site extends to the boundary of the proposed site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing close to Corton where there is access to tourism employment opportunities.
Potential Mitigation Measures	Design and scale of new development would need to take account of the visual impact of the site when viewed from open farmland to north.			

Site Option: 119 – Land to the West of St Edmunds Church, Kessingland

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site close to sports fields and other facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	Development of site should provide a mix of house types to meet the needs of different people but will not address other forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in

Sustainability Objective	Effect	Timescale	Permanence	Comments
				this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	n/a	n/a	Site is in a state of disrepair and overgrown. Development could help to improve the appearance of the site and the area in general, however development of the site will result in the openness of the site being lost and have impacts on the setting of the Church.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Loss of greenfield site
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Not a designated site. Overgrown and unused for some time. Has some potential to provide habitat.
13. To conserve and enhance the historic environment	--	Long term	Permanent	Would affect setting of Grade I Listed Building.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing in sustainable location but not close to employment opportunities. Good bus links to employment areas.
Potential Mitigation	Design and layout of any new development needs to take account of the			

Sustainability Objective	Effect	Timescale	Permanence	Comments
Measures				setting of St Edmunds Church to the east of the site. Landscaping such as tree and hedgerows will help improve the appearance of the area and enhance opportunities for new wildlife habitats.

Site Option: 120 - Land west of London Road, Wrentham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Limited community facilities and services located within the village. Open space proposed.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No effect
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Difficult to access the site from the A12. Open space proposed.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could potentially provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	Effects likely to be minimal from the site itself. Potential for queuing traffic A12 junction.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is a natural extension to the existing built up area. However, there is poor access to the site. Play area located to the north of the site is isolated from the surrounding properties. Main impact would be the view from A12 when approaching from the south,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				however, it is simply a paddock surrounded by fencing.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on a paddock, Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of trees on the site there would be no loss of biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to the town centres of Southwold and Halesworth.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle with the nearest employment areas located in Reydon and Halesworth. Limited bus service available.
Potential Mitigation Measures	Development of the site should be designed for residential properties to face onto the existing play area to increase natural surveillance and increase its value to the wider area. Alternatively, the play area (and its equipment) could be relocated onto the site as part of the development and designed to be integral to the wider surrounding residential area.			

Site Option: 123 - Lock's Road Westhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Located adjacent to open space.
2. To improve levels of education and skills in the population	0	N/A	Permanent	No schools in the village and none proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Poor provision for pedestrians and cyclists.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site large enough to provide a variety of housing types.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is adjacent existing settlement edge.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on Grade 4 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	With the exception of trees and hedgerows along part of the site boundary there would be no loss of biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0	Long	Permanent	HER site. No historic features present.
14. To achieve sustained	0	N/A	Permanent	No long-term benefit for economic

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resilient economic growth				growth.
15. To enhance the rural economy	+	Short	Permanent	Provision of affordable housing and larger population to support existing community facilities. Potential to deliver affordable housing.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to the town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle.
Potential Mitigation Measures	Planting and landscaping to soften a potential exposed settlement edge along the northern boundary. Scheme designed to include a road with properties along the western perimeter to fronting onto the open space to improve natural surveillance.			

Site Option: 125 – Manor Farm Barns, Church Road, Kessingland

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Site has access to nearby sports fields and other facilities. Open space could be provided as part of development.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	+	Long term	Permanent	Accessible for all services and facilities and should provide additional open space as part of development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To reduce deprivation of all forms.	0	n/a	n/a	Development of site should provide a mix of house types to meet the needs of different people but will not address other forms of deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site should provide a mix of house types to meet the needs of different people.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but not significant in this location.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	?	Long term	Permanent	Site is in use as an agricultural storage facility. Large buildings and open aspect to the countryside. Housing of a higher density would have impacts for views from the South.
10. To reduce contributions to climate change and mitigate the effects.	-	Short term	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	+	Long term	Permanent	Use of brownfield site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effects.
13. To conserve and enhance the historic environment	--	Long term	Permanent.	Potential impacts for the setting of grade I St Edmunds Church of the development site that extends the full extent of the church boundary.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of	0	n/a	n/a	No effects.

Sustainability Objective	Effect	Timescale	Permanence	Comments
town centres				
17. To encourage efficient patterns of movement in support of economic growth	+	Short term	Permanent	Providing housing in sustainable location but not close to employment opportunities. Good bus links to employment areas.
Potential Mitigation Measures	Design and scale of new development would need to take account of the setting of St Edmunds Church and also the visual impact of the site when viewed from open farmland to the south.			

Site Option: 127 - Mill Farm Field, Somerleyton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Medium	Permanent	Adjacent to existing residential properties and relates to existing urban form. Significant sized site relative to the size of the village. Contained within the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site currently used for agriculture, Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of note on site.
13. To conserve and enhance the historic environment	-	Long	Permanent	Part of the site is located within the conservation area and has archaeological potential.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures	Quality urban design required to relate to surroundings.			

**Site Option: 128 – Mill Farm, Somerleyton
Housing and Open Space**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Development likely to create an exposed edge to the north and west. Site fronting onto The Street is restricted by a pond and the northern part of the site is not consistent with the existing settlement pattern.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site currently used for agriculture, Grade 2 agricultural land.
12. To conserve and enhance biodiversity and	-	Long	Permanent	Hedgerows and a pond located on site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
13. To conserve and enhance the historic environment	--	Long	Permanent	Located within the conservation area. Several listed buildings on site.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures	Quality urban design required to relate to surroundings.			

Site Option: 129 - Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston, Lowestoft, Suffolk

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Short	Permanent	No community facilities proposed. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to	+	Short	Permanent	Limited community facilities located

Sustainability Objective	Effect	Timescale	Permanence	Comments
key services and facilities				in the village. Footway along Pickwick Drive is incomplete. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is bound on two sides by residential development and contained within the wider landscape. Consistent with the existing settlement structure.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Site is currently fallow. Grade 1 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows, shrubs and trees located on the site. No biodiversity or geodiversity features.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	0	Short	Permanent	Site could support the limited services and facilities available in the village.
16. To enhance the viability and vitality of	0	N/A	Permanent	North Lowestoft and Great Yarmouth are the nearest town

Sustainability Objective	Effect	Timescale	Permanence	Comments
town centres				centres and pedestrian and cycle connections are poor.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and pedestrians. Limited bus service available.
Potential Mitigation Measures	Planting and landscaping to integrate the site into the surroundings. Consider with site 27.			

Site Option: 130, Old Rectory Poultry Unit, Benacre Road,

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development would not have access to services, health facilities or open space.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 2 km of a meeting place.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet the housing needs of local people
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and	--	Long term	Permanent	Proposed development would form a significant extension to the village

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				and would be highly visible to the south. The site is located in an attractive area of tributary valley farmland. Site is also adjacent to AONB.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of services and facilities and there is no bus stop nearby.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would occupy a greenfield site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development is unlikely to impact upon biodiversity or geodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	There has been a bronze age archaeological find which just clips the corner of this site.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	Proposed development would not impact upon economic development .
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to support the rural economy
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of local employment opportunities and there limited public transport.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult.			

Site Option: 131 - Orchard Farm Rear Field, New Road, Barnby

Sustainability Objective	Effect	Timescale	Permanence	Comments
--------------------------	--------	-----------	------------	----------

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short	Permanent	Limited number of community facilities available in the Barnby/North Cove located across the A146.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in Barnby. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+?	Short	Permanent	Limited community facilities available in the Barnby/North Cove. Site is separated from the village by the A146. No footpath of cycle provision available.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect However, possible increase of queuing traffic at the A146 junction.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	With the exception of existing residential properties located opposite the site (which are isolated from the existing built up area) the site does not relate to the surroundings. However, there are scattered buildings located to the west of the site. Development is likely to create an exposed edge along the south and west boundaries.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in Barnby/North Cove. Construction

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and use will also contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Result in the loss of a paddock, Grade 2 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located along the site boundaries.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features of note.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could potentially support existing facilities in Barnby/North Cove.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to a limited number of facilities in Barnby/North Cove.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access to a limited number of services and facilities in Barnby/North Cove. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Consider the frontage in the context of landscaping and planting along the west and south boundaries. Consider site in conjunction with site 132.			

Site Option: 132 - Orchard Farm, New Road, Barnby

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+?	Short	Permanent	Limited number of community facilities available in the Barnby/North Cove located across

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the A146.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in Barnby. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	No effect
4. To improve access to key services and facilities	+?	Short	Permanent	Limited community facilities available in the Barnby/North Cove. Site is separate from the village by the A146.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site could provide affordable housing.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Site could provide a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect However, possible increase of queuing traffic at the A146 junction.
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	With the exception of existing residential properties located opposite the site (which are isolated from the existing built up area) the site does not relate to the surroundings. However, there are scattered buildings located to the west of the site. Development is likely to create an exposed edge along the south and west boundaries.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Access to the site will primarily be via private vehicle and a limited bus service available. Limited community facilities located in Barnby/North Cove. Construction and use will also contribute towards climate change.
11. To conserve natural resources	--	Short	Permanent	Result in the loss of a paddock, Grade 2 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	Hedgerows located along the site boundaries.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No features of note.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial activities proposed, however, new development could potentially support existing facilities in Barnby/North Cove.
15. To enhance the rural economy	0	Short	Permanent	No commercial activities proposed. Limited potential to support facilities in Barnby/North Cove.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Access to a limited number of facilities in Barnby/North Cove.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Access to a limited number of services and facilities in Barnby/North Cove. Employment centres are Beccles and Lowestoft. Access will primarily be via private vehicle for all services and facilities. Limited bus service available.
Potential Mitigation Measures	Consider the frontage in the context of landscaping and planting along the west and south boundaries.			

Site Option: 134 - Playing Field, off A145 London Road, Willingham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	-	Short term	Permanent	Development of the site will result in significant loss of open space and is likely to result in the loss of a football pitch. No post office, food shop, primary school or GP surgery within cycling distance.
2. To improve levels of education and skills in	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population				
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Short term	Permanent	No post office, food shop, primary school or GP surgery within cycling distance. Pub and village hall within walking distance. There is a bus stop nearby with a good service. Development of the site will result in loss of some play and amenity space and/or sports pitch – this harm outweighs the links to local services.
5. To reduce deprivation of all forms.	+	Short term	Permanent	Site will deliver affordable housing in a rural area
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of the site would provide housing which will help meet demand.
7. To maintain air quality	0	n/a	n/a	No effect.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Short term	Permanent	The open space is an attractive feature in the street scene and is a focal point of the village.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	There is a bus service serving the village and a small number of facilities are walkable, but the small number of local facilities suggests that car journeys and emissions will increase.
11. To conserve natural resources	-	Short term	Permanent	Development will result in the loss of greenfield land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No significant impact.
13. To conserve and	0	n/a	n/a	There is a listed building to the

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the historic environment				north but it is not considered that development of this site would have a significant impact on its setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect
17. To encourage efficient patterns of movement in support of economic growth	0	n/a	n/a	No effect.
Potential Mitigation Measures	Retention/relocation of play space/sports pitch would mitigate the harm from loss of these facilities and use of natural resources. The adjacent field to the northeast has been submitted for consideration.			

Site Option: 135 (Somerleyton)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	--	Short	Permanent	Loss of existing playing field and equipped play spaces. Site has access to a limited number of community facilities.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	-	Long	Permanent	Potential loss of community facility.
4. To improve access to key services and facilities	--	Short	Permanent	Loss of existing community facility.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing and improve community

Sustainability Objective	Effect	Timescale	Permanence	Comments
				facilities provision.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0/-	Medium	Permanent	Adjacent to existing residential properties. Extension of the urban area away from the village centre. Contained within the wider landscape.
10. To reduce contributions to climate change and mitigate the effects.	0	Medium	Permanent	No effect
11. To conserve natural resources	-	Short	Permanent	Sites are greenfield Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of note on site.
13. To conserve and enhance the historic environment	-?	Long	Permanent	Adjacent to conservation area. And listed buildings.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short	Permanent	Potential to support community services and facilities in the village and deliver affordable housing in a rural area.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access would be via private vehicle. Poor provision for cyclists and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures	Quality urban design required to relate to surroundings. Replacement playing field and equipped play space required if lost.			

**Site Option: 135 + 127 – Playing field and Mill Farm field, Station Rd, Somerleyton
Housing and Relocated Open Space and Village Hall**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	Site has access to a limited number of community facilities. Proposed relocation of recreation facilities from the existing playing fields and village hall.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village. No facilities proposed.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Short	Permanent	Limited community facilities located in the village. Footways present in the village but connections for pedestrians and cyclists beyond the settlement boundary are poor. Relocation of playing field and ancillary facilities from the playing field could improve access and natural surveillance. Like-for-like replacement required.
5. To reduce deprivation of all forms.	+	Short	Permanent	Potential to deliver affordable housing and improve community facilities provision.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Potential to deliver a variety of housing types and tenures and more integrated community facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Medium	Permanent	Adjacent to existing residential properties and relates to existing urban form. Significant sized sites relative to the size of the village. Contained within the wider landscape. Would result in a new focal point in the village with complementary facilities located near each other.
10. To reduce contributions to climate change and mitigate the effects.	-	Medium	Permanent	Construction, use and car journeys generated by the site would contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Sites are greenfield Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of note on sites.
13. To conserve and enhance the historic environment	0?	Long	Permanent	Part of site 127 is located within the conservation area and may have archaeological potential. Site 135 is located adjacent the conservation area and listed buildings.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No commercial facilities proposed.
15. To enhance the rural economy	+	Short	Permanent	Potential to support community services and facilities in the village and deliver affordable housing in a rural area.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Limited access to town centre facilities.
17. To encourage efficient patterns of movement in support of	0	Short	Permanent	Employment areas are located in North Lowestoft and Great Yarmouth and primary access

Sustainability Objective	Effect	Timescale	Permanence	Comments
economic growth				would be via private vehicle. Poor provision for cyclists and pedestrians. No bus service and train service is irregular.
Potential Mitigation Measures	Quality urban design required to relate to surroundings. Site is the same size as the existing playing field therefore any relocation should be like for like. Essential any replacement space is fully exposed to the surrounding residential area to encourage use, maintenance and natural surveillance.			

Site Option: 139, Shoe Devil Lane, Ilketshall St. Margaret

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Proposed development would result in a gain in open space provision but there would not be access to services or health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of key services and facilities and there is no bus stop nearby.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet the housing needs of local people
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and	-	Long term	Permanent	Proposed development would form a significant extension to the built

Sustainability Objective	Effect	Timescale	Permanence	Comments
distinctiveness of landscapes and townscapes				form of the village and would be highly visible from the north and north west.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within walking and cycling distance of services and facilities and much of the site is at significant risk of surface water flooding. Development would also be of a scale that could increase emissions beyond a de minimus amount.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located in an area of grade 3 agricultural land and source protection zone 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon local biodiversity and geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to support the rural economy if it can provide an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	Proposed development would impact upon local town centres.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of economic opportunities and there is no bus stop nearby.
Potential Mitigation Measures				

Site Option: 141, Site to the rear of 51 Old Station Road, Wissett

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would have access to services, open space and health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 2 km of a food shop, pub, primary school and GP surgery.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development has the potential to meet local housing need .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Long term	Permanent	Proposed development would result in a major incursion into the open countryside to the north of Halesworth in an area of tributary valley farmland. Proposed development is not linked to the existing settlement of Halesworth.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Whilst the site is in cycling distance of most services and facilities, the scale of the site is likely to mean on balance emissions will rise above a de minimus level. There is also significant risk of surface water flooding.
11. To conserve natural	-	Long	Permanent	Proposed development would be

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources		term		located within an area of grade 3 agricultural land; source protection zone 2 clips the south west corner of the site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development is unlikely to impact upon biodiversity.
13. To conserve and enhance the historic environment	?	n/a	n/a	Proposed development would be located on a site that contains historic field boundaries and crop marks.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to provide housing for local people provided that it includes an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	+	Long term	Permanent	Proposed development would be located within walking and cycling distance of local employment opportunities.
Potential Mitigation Measures	Proposed development would be located in a prominent location separated from the rest of Halesworth, which would make landscape mitigation difficult.			

Site Option: 143, St. James Lane, St. James South Elmham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Proposed development would not be located close to services or health facilities and so would not impact upon the health and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				wellbeing of the population.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development is located within 400 metres of a meeting place.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Affordable housing could alleviate some forms of social deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs .
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would form a major extension of the village into an area of flat open farmland, which would be highly visible from the west, north and south.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of services and facilities and there was no bus stop nearby. Development would be of a size that could on balance increase emissions by more than a de minimus amount.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on a greenfield site in an area of grade 3 agricultural farmland.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity or geodiversity.
13. To conserve and enhance the historic	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development has the potential to support the rural economy if it can provide an appropriate mix of housing and tenure types for local people.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of nearby employment opportunities. There is only limited public transport.
Potential Mitigation Measures	Proposed development would be located on greenfield land that is highly visible in the landscape, which would make mitigation measures difficult.			

Site Option: 144 - Station Road and Molls Lane, Brampton, Halesworth

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	No community facilities proposed or located nearby.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Within 2km of school but no footways or cycle paths.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small development in isolated location unlikely to have any effect.
4. To improve access to key services and facilities	-	Short	Permanent	No community facilities located nearby.
5. To reduce deprivation of all forms.	+	Short	Permanent	Site will deliver affordable housing in a rural area

Sustainability Objective	Effect	Timescale	Permanence	Comments
		term		
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need, but small site likely to provide limited number of house types.
7. To maintain air quality	0	Short	Permanent	No effect
8. To maintain and improve water quality	0	Short	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-?	Medium	Permanent	Site is opposite existing dwellings in the open countryside. Potentially changing character of the hamlet.
10. To reduce contributions to climate change and mitigate the effects.	-	Short	Permanent	Site is an isolated location with no nearby facilities and limited sustainable transport options. Construction and use will also contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	Long	Permanent	No features of interest found on site.
13. To conserve and enhance the historic environment	0	Long	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No long-term benefit for economic growth.
15. To enhance the rural economy	+	Short term	Permanent	Site will deliver affordable housing in a rural area
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	-	Short	Permanent	Primary access to the site will be via private vehicle. No pedestrian or cycle provision.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	Planting and landscaping to soften a potential exposed settlement edge on along east and south facing boundaries.			

Site Option: 146 – The Hill, Shipmeadow

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Site is in a rural location with limited access to services and facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effects.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effects.
4. To improve access to key services and facilities	-	Long term	Permanent	Not accessible for any services and facilities.
5. To reduce deprivation of all forms.	0	Short term	Permanent	Development of site to provide housing but unlikely to contribute to reducing deprivation.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	Development of site could provide a mix of house types to meet the needs of different people in the area.
7. To maintain air quality	0	n/a	n/a	Some traffic increase as part of new development but would not be significant.
8. To maintain and improve water quality	0	n/a	n/a	Scale of development should not impact significantly on water quality.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site slopes northward down to the road and quite exposed when viewed from the west.
10. To reduce contributions to climate	-	Short term	Permanent	Construction, use and car journeys generated by the site would

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				contribute towards climate change.
11. To conserve natural resources	-	Long term	Permanent	Use of grade 3 greenfield site.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No loss of designated site. Hedgerows eastern boundary
13. To conserve and enhance the historic environment	?	Long term	Permanent	Existing buildings have some historic value and development of the site will affect setting.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effects.
15. To enhance the rural economy	0	n/a	n/a	No effects.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effects.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Providing housing in an inaccessible location.
Potential Mitigation Measures	Better connections to Bungay to access services.			

Site Option: 149, The Street, St. Margaret's South Elmham, Harleston

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Long term	Permanent	Proposed development would be located within walking distance of the village green but would not have access to services or health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within walking distance of open space. Site is also located within 400 metres of a meeting place.
5. To reduce deprivation of all forms.	+	Long term	Permanent	Proposed development which includes affordable housing could help to alleviate deprivation.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs if it contains an appropriate mix of types and tenures.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would be located in an isolated area and unconnected with any existing village. In an area of flat farmland it could become quite visible and harm the setting of the historic common.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would be located outside cycling and walking distance to services and facilities and there is no bus stop nearby. Development might also be of a scale that could increase emissions by more than a de minimus amount.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on a greenfield site in an area of grade 3 agricultural land
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the historic environment				
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could support the rural economy if it can provide an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of local employment opportunities and there is limited public transport.
Potential Mitigation Measures	Proposed development would result in the loss of greenfield land and mitigation measures are unlikely to be possible.			

Site Option: 150, The Street, St. James South Elmham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	+	Long term	Permanent	Proposed development would not have access to services, open space or health facilities.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	+	Long term	Permanent	Proposed development would be located within 400 metres of a meeting place.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs provided it included an appropriate mixture of housing and tenure types.
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	0	n/a	n/a	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would be located in a prominent location which is highly visible from the south. It could harm views towards the village and views of farmland to the south.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of services and facilities and there was no bus stop nearby. The site is also at risk from surface water flooding. Development could also increase emissions by a more than de minimus amount.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located on a greenfield site in an area of grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	0	n/a	n/a	No effect.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could support the rural economy if it includes an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
town centres				
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of local employment opportunities and there is only limited public transport.
Potential Mitigation Measures	Proposed development would be located within an exposed location in the landscape and mitigation measures would be difficult to achieve.			

Site Option: 157, West of Redisham Road, Brampton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	Proposed development is not located close to services, open space or healthcare facilities. It would not impact upon the health and wellbeing of the local population.
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	Long term	Permanent	Proposed development is located just beyond 2 km cycling distance of key services and facilities.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect If considered with site 19 this col deliver a mix of market housing and starter homes/affordable housing.
6. To meet the housing requirements of the whole community	+	Long term	Permanent	Proposed development could meet local housing needs
7. To maintain air quality	0	n/a	n/a	No effects.
8. To maintain and improve water quality	?	n/a	n/a	Proposed development would be located close to a stream.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	-	Long term	Permanent	Proposed development would not be linked to existing settlement and would be visible in the gently undulating landscape. Does not reflect existing settlement form.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	Proposed development would not be located within walking or cycling distance of nearby shops and facilities and there is no bus stop nearby. Development could also increase emissions by a more than de minimus amount.
11. To conserve natural resources	-	Long term	Permanent	Proposed development would be located within an area of grade 3 agricultural land and source protection zone 3.
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	Proposed development would not impact upon biodiversity and geodiversity.
13. To conserve and enhance the historic environment	0	n/a	n/a	Proposed development is unlikely to have an impact upon the historic environment.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	Long term	Permanent	Proposed development could support the rural economy if it includes an appropriate mix of housing types and tenures.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	Proposed development would not be located within cycling or walking distance of employment opportunities and there is a limited bus service.
Potential Mitigation Measures	Proposed development would take place on a greenfield site, which would make mitigation measures difficult. Planting and landscaping			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				would be required to integrate the site into the wider surroundings. Consider with site 19 which could help create a coordinated frontage of continuous residential character rather than creating an opportunity for prospective and unplanned infill development at a later date, in isolation it is not consistent with the existing settlement form.

**Site Option: 158 - Wood Cottage, London Road, Brampton
Housing**

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.
2. To improve levels of education and skills in the population	0	N/A	Permanent	Primary school located in the village but needs to be accessed using the A144.
3. To reduce crime and anti-social behaviour	0	N/A	Permanent	Small development in isolated location unlikely to have any effect.
4. To improve access to key services and facilities	+?	Short	Permanent	Community facilities located nearby but access is difficult because of the A144.
5. To reduce deprivation of all forms.	0	N/A	Permanent	Any effect is likely to be minimal.
6. To meet the housing requirements of the whole community	+	Short	Permanent	Housing is proposed which will help to meet need, but a small site likely to provide limited number of house types.
7. To maintain air quality	0	N/A	Permanent	No effect
8. To maintain and improve water quality	0	N/A	Permanent	No effect
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	0	Medium	Permanent	Site is opposite existing dwellings in the open countryside but contained within the landscape.
10. To reduce contributions to climate		Short	Permanent	Construction, use and car journeys generated by the site would

Sustainability Objective	Effect	Timescale	Permanence	Comments
change and mitigate the effects.				contribute towards climate change.
11. To conserve natural resources	-	Short	Permanent	Site is located on fallow land and Grade 3 agricultural land.
12. To conserve and enhance biodiversity and geodiversity	-?	Long	Permanent	Potential impact on a pond located on site.
13. To conserve and enhance the historic environment	0	N/A	Permanent	No historic features present.
14. To achieve sustained and resilient economic growth	0	N/A	Permanent	No long-term benefit for economic growth.
15. To enhance the rural economy	0	N/A	Permanent	No access to commercial services.
16. To enhance the viability and vitality of town centres	0	N/A	Permanent	Site does not have easy access to a town centre.
17. To encourage efficient patterns of movement in support of economic growth	0	Short	Permanent	Primary access to the site will be via private vehicle. Access to nearby facilities is restricted by the A144. Local bus service available.
Potential Mitigation Measures	Shared use path from the site along the A144 from the site entrance to the junction of Southwold Road and Station Road.			

Site Option: 167 - Land north of Church Lane, Lound

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To improve the health and well-being of the population	0	n/a	n/a	The site is within walking distance of a pub and meeting place and is within cycling distance of a food shop, primary school and GP surgery. However, these services are reached by narrow country roads which may discourage some from cycling.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To improve levels of education and skills in the population	0	n/a	n/a	No effect.
3. To reduce crime and anti-social behaviour	0	n/a	n/a	No effect.
4. To improve access to key services and facilities	-	n/a	n/a	The site is within walking distance of a pub and meeting place and is within cycling distance of a food shop, primary school and GP surgery. However, these services are reached by narrow country roads which may discourage some from cycling. The only types of open space the site has access to are amenity space and allotments. The site is within the catchments of some semi-natural areas.
5. To reduce deprivation of all forms.	0	n/a	n/a	No effect.
6. To meet the housing requirements of the whole community	+	Short term	Permanent	The site is proposed for housing that will help meet needs
7. To maintain air quality	?	Unknown	Unknown	The site will generate significant amounts of new traffic but it is unknown whether this traffic will be in air quality sensitive locations.
8. To maintain and improve water quality	0	n/a	n/a	No effect.
9. To conserve and enhance the quality and distinctiveness of landscapes and townscapes	--	Short term	Permanent	Tributary Valley Farmland. Site is flat and is well contained in the landscape and screened from numerous viewpoints. The scale of the site would result in a significant expansion to the village of Lound and could potentially change the character of the village.
10. To reduce contributions to climate change and mitigate the effects.	-	Long term	Permanent	The site has poor accessibility to services and facilities and employment and will result in increased use of the car,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				contributing to further emissions.
11. To conserve natural resources	--	Short term	Permanent	The site is grade 1 agricultural land
12. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
13. To conserve and enhance the historic environment	--	Short term	Permanent	Development of the site could impact on the setting of the grade II* listed church. The site may have archaeological value.
14. To achieve sustained and resilient economic growth	0	n/a	n/a	No effect.
15. To enhance the rural economy	0	n/a	n/a	No effect.
16. To enhance the viability and vitality of town centres	0	n/a	n/a	No effect.
17. To encourage efficient patterns of movement in support of economic growth	-	Long term	Permanent	The site has poor accessibility to employment land by foot and cycle.
Potential Mitigation Measures	Ensure development is designed in such a way it mitigates the potential impact on the setting of the church. Low density development with additional open space could mitigate some of the impact on the landscape. Alternatively a smaller part of the site could be used for development. Provision of affordable housing on the site would help provide affordable housing in a rural area which would create positive impacts against objectives 5 and 15.			

Appendix F – Site Details

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
1	19-21 Ravensmere	Beccles	0.1	Owner	Housing	5
2	Allotment land	Somerleyton	1.6	Owner	Housing	32
3	Ashfield Stables, Hall Lane, Oulton	Oulton	0.93	Owner	Housing; holiday accommodation	10
4	Blundeston Road (west end)	Blundeston	1.59	Owner	Housing	4
5	Brambles Drift, Green Lane	Reydon	2.53	Owner	Housing	75
6	Broadside Park Farm	Reydon	2.95	Owner	Housing; residential care home / nursing home; gypsy or traveller pitch; holiday accommodation	90
7	Burnt Hill Lane to Marsh Lane	Carlton Colville /Lowes toft	31.81	Owner	Housing; Residential care home	760
8	Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm	Beccles	10	Owner	Housing	225
9	Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm	Beccles	3.1	Owner	Housing	93
10	Cromwell Road	Ringsfield / Weston	1.16	Owner	Housing - possible affordable housing site	35
11	Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa	Ringsfield	2.23	Owner	Housing	66
12	Low Meadows, Cucumber Lane	Weston	1.13	Owner	Housing	33
13	Fairview Farm, Norwich Road	Halesworth / Holton	6.77	Owner	Housing; business and office; general industrial; storage or distribution	150
14	Field, Saxon Way	Halesworth	0.95	Owner	Housing; residential care home / nursing	50

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
					home	
15	Firs Garage, Church Road	Uggeshall	0.5	Owner	Housing	10
16	Former Beccles Heat Treatment, Gosford Road	Beccles	0.48	Owner	Housing	24
17	Former Lothingland Hospital Site, Union Lane	Oulton	6.02	Owner	Housing; Residential care home; open space	60
18	Glebe Farm plus adjoining land, Church Avenue	Oulton	1.08	Owner	Housing	22
19	Halesworth Road	Redisham	0.21	Owner	Housing	6
20	Hall Road	Blundeston	0.34	Owner	Housing	8
21	Hall Road	Carlton Colville	3.99	Owner	Housing	120
22	Hammonds Farm, London Road	Lowestoft	4.09	Developer	Housing; holiday accommodation; caravan park	117
23	Holly Farm, Wood Lane	Oulton	1.65	Owner	Housing; Holiday accommodation	12
24	Homestead Farm, Ringsfield Road	Beccles	14.48	Owner	Housing	350
25	Hulver Street, Hulver	Henstead With Hulver Street	1.04	Owner	Housing	30
26	Jubilee, Green Lane	Reydon	1.22	Owner	Housing	36
27	Land (off) The Loke, Blundeston	Blundeston	0.43	Owner	Housing	5
29	Land adjacent Millennium Green, Church Road	Blundeston	1.67	Owner	Housing	25
30	Land adjacent to Elms Lane	Wangford with Henham	10	Owner	Housing	130

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
31	Land adjacent to Little Priory, Church Street	Wangford	0.25	Owner	Housing	2
32	Land adjacent to The Oaks, Beccles Road	Holton	0.55	Owner	Housing	5
33	Land adjacent to Travelodge Hotel, Leisure Way	Lowestoft	0.71	Owner	Housing	22
34	Land at Bell Farm (primary area)	Carlton Colville	5	Owner	Housing	150
35	Land at Bell Farm (secondary area)	Carlton Colville	13.38	Owner	Housing	320
36	Land at Cromwell Road and London Road	Weston	10.83	Owner	Housing; General Industrial: Storage or Distribution	325
37	Land at Dukes Bridge, Beccles Road	Bungay	1.58	Owner	Housing; residential / care home	30
38	Land at Green Lane	Reydon	6.11	Owner	Housing; Business and office; Storage or distribution	100
39	Land at Grove Farm	Bungay	6.89	Owner	Residential care home / nursing home	207
40	Land at Laurel Farm, Hall Lane	Oulton	2.74	Developer	Housing and open space	80
41	Land at London Road (former Ashley Nurseries site)	Kessingland	1.42	Developer	Housing	45
42	Land at Market Lane	Blundeston	7.02	Developer	Housing and open space	127
43	Land at Montrose Garage, London Road	Beccles	1.32	Developer	Housing	40
44	Land at Sandpit Lane	Worlingham	1.31	Developer	Housing	90
45	Land at St Johns Road	Bungay	4.64	Owner	Housing; open space	80
46	Land at Swan Lane	Barnby	4.68	Developer	Housing and open space	80
47	Land at the Former Garage	Somerleyton	0.65	Owner	Housing	16
48	Land at The Green	Barnby	4.07	Developer	Housing and open space	55

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
49	Land at The Homestead, Lound Road	Blundeston	0.88	Developer	Housing and open space	17
50	Land at the junction of Copland Way and the A146	North Cove	7.73	Owner	Housing	232
51	Land at The Old Rectory, Church Lane	Oulton	2.09	Owner	Housing	8
52	Land at Toodley Farm, Station Road	Brampton with Stoven	0.55	Owner	Housing	8
53	Land between Church Lane and Church Avenue	Oulton	2.38	Owner	Housing	48
54	Land between Harbour Road and the west end of the old Shell site	Lowestoft	1.03	Not specified	Not specified	n/a
55	Land between Pilgrim's Way and Wingfield Street	Bungay	1.04	Developer	Housing	25
56	Land between Rushmere Road and Fairhead Loke	Gisleham	5.58	Owner	Housing	110
57	Land between The Street and A146	Barnby	2.8	Owner	Housing; open space; holiday accommodation	51
58	Land east of 17-25 Sotherton Corner	Sotherton / Wangford with Henham	1.82	Not specified	Housing	54
59	Land east of Charters Piece	Willingham	1	Owner	Housing	30
60	Land east of College Lane	Worlingham	5.08	Owner	Housing and open space	152
61	Land east of Copland Way	Worlingham / Ellough / North Cove	16.63	Owner	Business and office; General industrial; storage or distribution	n/a
62	Land east of Ellough Road	Worlingham	12	Owner	Housing and open space	360

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
63	Land east of Flixton Road	Blundeston	12.1	Owner	Housing	242
64	Land east of Woodfield Close	Willingham	0.57	Owner	Housing	17
65	Land north and east of Hill Farm Road	Halesworth	16.47	Not specified	Housing; open space	150
66	Land north of 1-4 East View, St James Road	South Elmham All Saints and St Nicholas	0.17	Owner	Housing	5
67	Land north of Chapel Road	Wrentham	1.13	Owner	Housing / open space	25
68	Land North of Charters Piece	Willingham	0.64	Owner	Housing	19
69	Land north of Church Lane	Ellough	1.31	Owner	Housing / residential / care home	30
70	Land north of Hall Lane	Oulton	2.3	Owner	Housing and open space	40
71	Land north of Hulver Street	Henstead With Hulver Street	3.86	Owner	Housing; open space; any other	60
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	Beccles	18.01	Developer	Housing and open space. The proposal would retain and expand existing sports pitch provision	130
73	Land north of Moores Cottages	Holton	0.69	Owner	Housing	5
74	Land north of Morton Peto Close	Somerleyton	0.24	Owner	Housing	4
75	Land north of Snakes Lane, The Street	Lound	0.41	Owner	Housing	12
76	Land north of Sparrowhawk Road	Holton	27.27	Owner	Business and office; General industrial; storage or distribution	n/a

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
77	Land off Benacre Road (Site 1)	Ellough	36.98	Owner	Housing and business and office. This site involves the development of the Ellough Enterprise Zone - the proposal proposes to relocate the enterprise zone to land to the east (sites 61 & 78).	550
78	Land off Benacre Road (Site 2)	Ellough	1.24	Owner	Business and office	n/a
79	Land off Blocka Road, Ashby Dell	Ashby	0.55	Owner	Housing	15
80	Land off Church Lane	Carlton Colville	3.51	Developer	Housing; car park for church, open space	60
81	Land off Darby Road, Chenery's Farm	Beccles / Weston	20.53	Owner	Housing	493
82	Land off Ellough Road	Worlingham / Beccles	59.19	Developer	Housing; Retail; Assembly and leisure; Open space	950
83	Land off Mill Lane	Barnby	0.92	Owner	Housing; open space; holiday accommodation	11
84	Land off Parkhill	Oulton	2.12	Owner	Housing	42
85	Land off Rider Haggard Lane	Kessingland	2.66	Developer	Housing	60
86	Land off Saxons Way	Halesworth	2.6	Owner	Housing	75
87	Land on Bungay Road	Holton	1.13	Developer	Housing	30
88	Land on Hulver Road	Mutford	4.93	Owner	Housing	140
89	Land on Lodge Road	Holton	1.42	Developer	Housing	45
90	Land on The Hill, Barnby	Barnby / Mutford	1.4	Developer	Housing	28

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
91	Land on the junction of St Olaves Road & Slugg Lane	Herring fleet	0.8	Owner	Housing	16
92	Land on the south side of Southwold Road	Brampton with Stoven	0.96	Owner	Housing	30
93	Land on the south side of Southwold Road (2)	Brampton with Stoven	1.23	Owner	Housing	24
94	Land on the West Side of London Road	Shadingfield	1.17	Owner	Housing	35
95	Land opposite 1-8 Wood End Cottages Southwold Road	Brampton with Stoven	0.44	Parish Council	Not specified	9
96	Land opposite St Michael's Church, Church Lane	Oulton	0.39	Owner	Housing	12
97	Land opposite Stoven Row Southwold Road	Brampton with Stoven	0.6	Parish Council	Not specified	15
98	Land rear of Elizabeth Terrace, A12 London Road	Gisleham	1.8	Owner	Housing	54
99	Land south east of Brickfields	Somerleyton	0.47	Owner	Housing	14
100	Land south of 1-4 North End, St James Road	South Elmham All Saints and St Nicholas	0.11	Owner	Housing	5
101	Land south of Hill Cottages	Shadingfield	0.41	Owner	Housing	12
102	Land south of Sparrowhawk Road	Holton	3.04	Owner	Business and office; General industrial; storage or distribution	n/a
103	Land south of The Street (adjacent to 36 Holton Road)	Holton	0.85	Owner	Housing; open space	21
104	Land south of The Street	Wissett	1.77	Owner	Housing	53

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
106	Land to north of 34-48 Old Station Road	Halesworth	1.36	Developer	Housing and open space	27
107	Land to the east of London Road	Weston	2.57	Owner	Housing, residential care home, retail, business office, general industrial, storage and distribution, petrol filling station, restaurant or other activity where a prominent position is required	77
108	Land to the east of London Road (south of John Lawrence Close)	Beccles	1.63	Owner	Housing	49
109	Land to the North of 109 London Road	Kessingland	0.36	Owner	Housing	10
110	Land to the north of Black Street	Gisleham	2.32	Owner	Housing	70
111	Land to the north of the A146 Beccles Road	Lowestoft	1.37	Owner	Housing	37
112	Land to the north of the A146 Beccles Road (2)	Lowestoft	4.23	Owner	Housing	101
113	Land to the north west of 1-4 Wangford Road	Uggheshall	2.12	Owner	Housing	42
114	Land to the south of Church Lane	Corton	4.45	Owner	Housing - open space and allotments	120
115	Land to the west of Halesworth (Block 1)	Halesworth	14.4	Owner	Housing	420
116	Land to the west of Halesworth (Block 2)	Halesworth	18.48	Owner	Housing	560
117	Land to the west of Laurel Farm	Reydon	19.79	Owner	Housing	600
118	Land to the west of Laurel Farm (primary area)	Reydon	2.95	Owner	Housing	90
119	Land to the west of St Edmunds Church	Kessingland	0.28	Owner	Housing	10
120	Land west of London Road	Wrentham	1.11	Owner	Housing / open space	20
121	Land west of Moores	Holton	0.33	Owner	Housing	5

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
	Cottages					
122	Land west of Norwich Road, north of Old Station Road	Halesworth	5.28	Developer	Housing and open space	150
123	Lock's Road	Westhall	1.88	Owner	Housing	37
124	London Road, Weston	Weston	8.1	Developer	Housing	243
125	Manor Farm Barns, Church Road	Kessingland	0.66	Owner	Housing	20
126	Marsh Lane	Worlingham	0.44	Owner	Housing	12
127	Mill Farm Field	Somerleyton	3.03	Owner	Housing; assembly and leisure; open space	60
128	Mill Farm	Somerleyton	1.19	Owner	Housing; open space	20
129	Old horticultural nursery to the north of Oakleigh, Market Lane	Blundeston	2.29	Owner	Housing	45
130	Old Rectory Poultry Unit, Benacre Road	Henstead With Hulver Street	1.87	Owner	Housing	57
131	Orchard Farm Rear Field, New Road	Mutford	2.12	Owner		42
132	Orchard Farm, New Road	Barnby	2.02	Owner		40
133	Owls Cottage, Marsh Lane	Worlingham	0.53	Owner	Housing	15
134	Playing Field, off A145 London Road	Shadingfield	1.21	Owner	Housing / open space. It is suggested that Site 68 could replace the existing playing field if this site is developed	36
135	Playing Field	Somerleyton	3.18	Owner	Housing; assembly and leisure; open space. Development on this site would result in relocating playing fields to site	53

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
					127	
136	Rear of 11, 15, 17, 19 & 21 Birds Lane	Lowest oft	0.23	Owner	Housing	7
137	Rear of Nos 485 & 487 London Road South	Kirkley	0.66	Developer	Housing	14
138	Saint Felix School (land between St Georges Square and Lakeside Park Drive), Halesworth Road	Reydon	3.21	Owner	Housing	71
139	Shoe Devil Lane	Ilkeshall St Margaret	1.82	Owner	Housing and open space	5
140	Site to the rear of 51 Old Station Road (1)	Halesworth	0.51	Owner	Housing	30
141	Site to the rear of 51 Old Station Road, Halesworth (2)	Wissett	1.18	Owner	Housing	30
142	Southwold Police Station and former Fire Station site, Blyth Road	Southwold	0.29	Owner	Housing	40
143	St James Lane	South Elmham St James	1.08	Owner	Housing	33
144	Station Road and Molls Lane	Brampton with Stoven	2.04	Owner	Housing	15
145	The Bull Field, Ringsfield Road	Beccles	3.13	Owner	Housing	94
146	The Hill	Shipmeadow	2.02	Owner	Housing	60
147	The Old Rifle Range, A12 London Road	Gisleham	19.69	Owner	Housing; open space; any other associated uses	473
148	The Sawmill, Sandy Lane	Holton	1.39	Owner	Housing; Residential care home / nursing home; assembly	5

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
					and leisure; holiday accommodation	
149	The Street	South Elmham St James	3.3	Owner	Housing	57
150	The Street	St Margaret South Elmham	1.92	Owner	Housing / residential / care home	93
151	Town Farm 1, Land off Harrisons Lane	Halesworth	1.54	Owner	Housing	45
152	Town Farm 2, Land off Harrisons Lane	Halesworth / Holton	5.45	Owner	Housing	165
153	Town Farm 3, Land off Harrisons Lane	Halesworth	2.92	Owner	Housing	90
154	Town Farm 4, Land off Harrisons Lane	Holton	0.69	Owner	Housing	30
155	Town Farm 5, Land off Harrisons Lane	Halesworth	0.53	Owner	Housing	15
156	West of A145 London Road	Beccles	9.67	Owner	Housing and open space	260
157	West of Redisham Road	Brampton with Stoven	3.12	Owner	Housing	90
158	Wood Cottage, London Road	Brampton with Stoven	0.29	Owner	Housing	4
159	West of A144 opposite Triple Plea	Halesworth / Spexhall	0.99	Town Council	Not specified	n/a
160	Basley Ground, Bramfield Road	Halesworth	0.87	Town Council	This site has been suggested for development to fund sports provision at Halesworth Campus	30

Site number	Site address	Parish	Site area (ha)	Origin	Proposed use	Indicative number of homes*
161	Dairy Hill	Halesworth	3.12	Town Council	Halesworth Town Council wish this site to be allocated for medical and social purposes	50
162	South of Wissett Road	Halesworth	0.2	Town Council	Not specified	5
163	West of Roman Way	Halesworth	1.91	Town Council	Not specified	60
164	Land west of Northern Spine Road/north of Pleasurewood Farm	Oulton / Corton	18.7	Owner	Housing	270
165	Land west of A12 Yarmouth Road	Corton	22.1	Owner	Housing	530
166	Land east of A12 Yarmouth Road	Corton	50.6	Owner	Housing and Employment	550
167	Land north of Church Lane	Lound	6.9	Owner	Not specified	138
168	Land south of Union Lane	Oulton	0.18	Owner	Housing	5
169	Land south of Union Lane and west of Red House Close	Oulton	5.4	Owner	Housing	162
170	Land south west of Union Lane	Oulton	4.1	Not specified	Housing	82
171	Land west of Flixton View	Oulton	5.3	Owner	Housing	106
172	Land to west of Parkhill (south of Spinney Farm)	Flixton (East)	1.2	Owner	Housing	36

Write to us



Waveney District Council
Planning Policy and Delivery Team
Riverside, 4 Canning Road
Lowestoft, Suffolk NR33 0EQ

Call us



Planning Policy and Delivery Team (Local Plans)
01502 523029

Development Management (Planning Applications)
01502 562111

Email us



Planning Policy and Delivery Team (Local Plans)
waveneylocalplan@eastssuffolk.gov.uk

Development Management (Planning Applications)
pbc@eastssuffolk.gov.uk

This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

www.waveney.gov.uk/newlocalplan